
Fort Monmouth

Reuse and Redevelopment Plan:

The vision plan of over 300 people who participated in the four workshops

Community Feedback Presentation — Oct 16, 2007

Effective Smart Growth Planning thru Public Participation
and Quality Urban Design

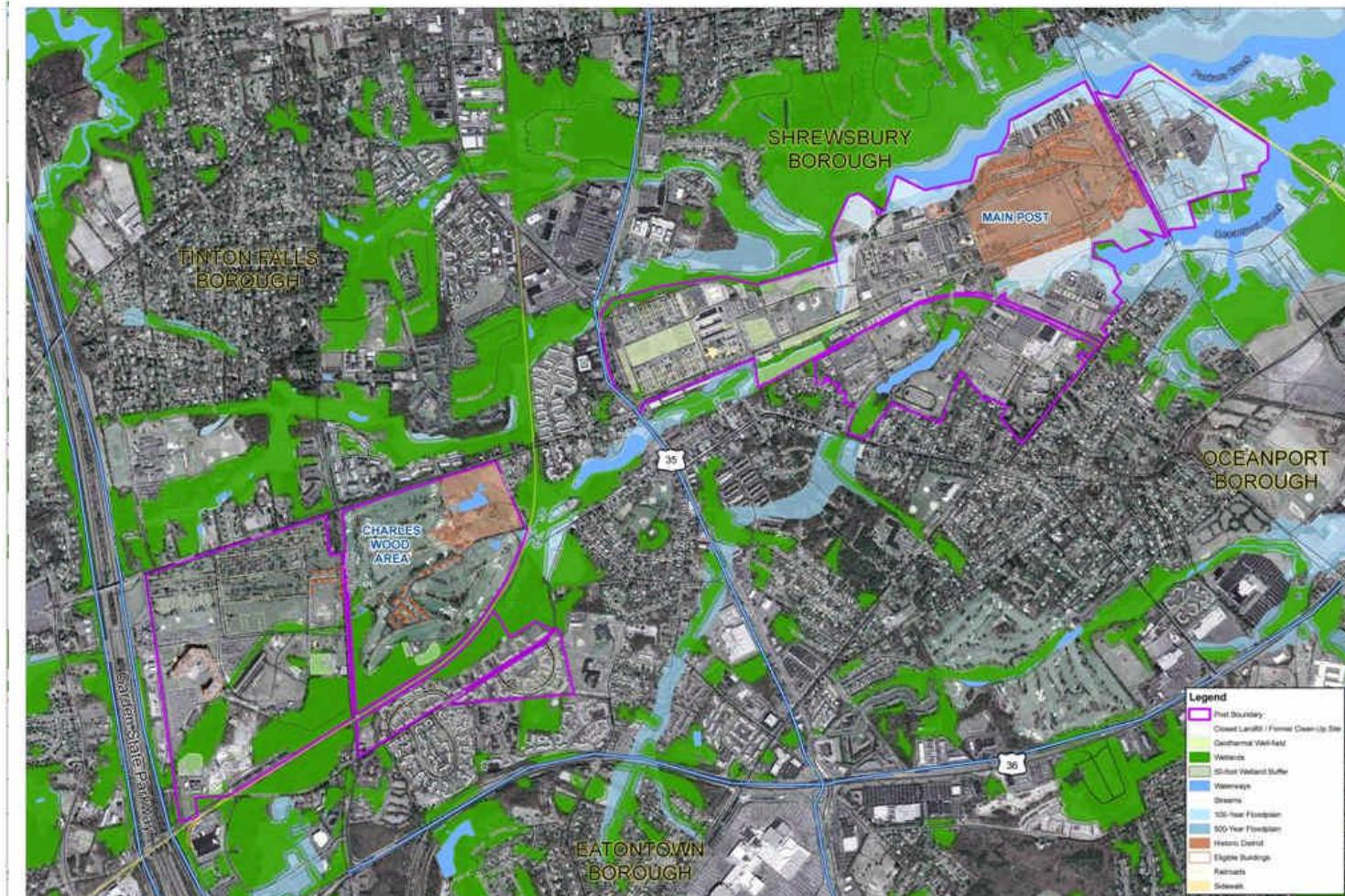


A. NELESSEN ASSOCIATES, INC

FMERPA
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Study Area



FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN: COMMUNITY WORKSHOP



0 500 1,000 2,000
Feet



Overview

- *Vision & Goals*
- *Demographics*
- *VPS Results*
- *Questionnaire Results*
- *Vision Translation Workshop Results*



Survey Questions

Please take time to fill out our survey!

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October 2007

Fort Monmouth Reuse and Redevelopment Plan: Community Workshop Synthesis
Preliminary Findings Survey

Name: _____

Telephone: _____ Email: _____

These recommendations are a synthesis of the results provided by your community at previous visioning workshops. Please indicate your level of agreement of each of the proposed recommendations by placing a mark next to the appropriate answer. Feel free to write in any comments in the space provided next to each question. If you disagree with something, please indicate why you disagree.



Vision & Goals

Visioning the Future

Create a **REALISTIC**, **consensus vision for the development and redevelopment of Fort Monmouth, while strengthening the bond between the three municipalities and creating a project of State wide significance.**

Create a **WORLD CLASS**, **plan for the future growth, development and redevelopment of Fort Monmouth that will preserve and increase the number of jobs, preserve it's historic roots and natural environment.**

Provide a **SUSTAINABLE** plan with diverse range of jobs, retail, services, housing types, parks and mobility options.

Collaborative

Provide a **COLLABORATIVE** process by which many people, organizations and professionals can participate in order to create a VISION PLAN of what the Fort area wants and will become in the future.

Vision Plan



Vision & Goals

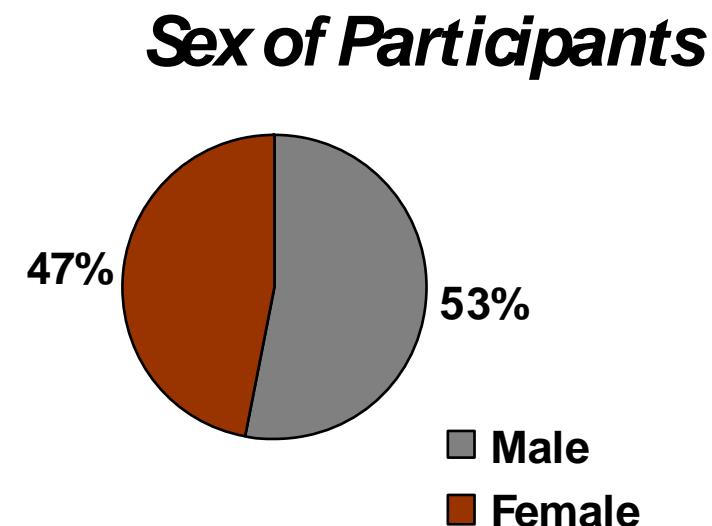
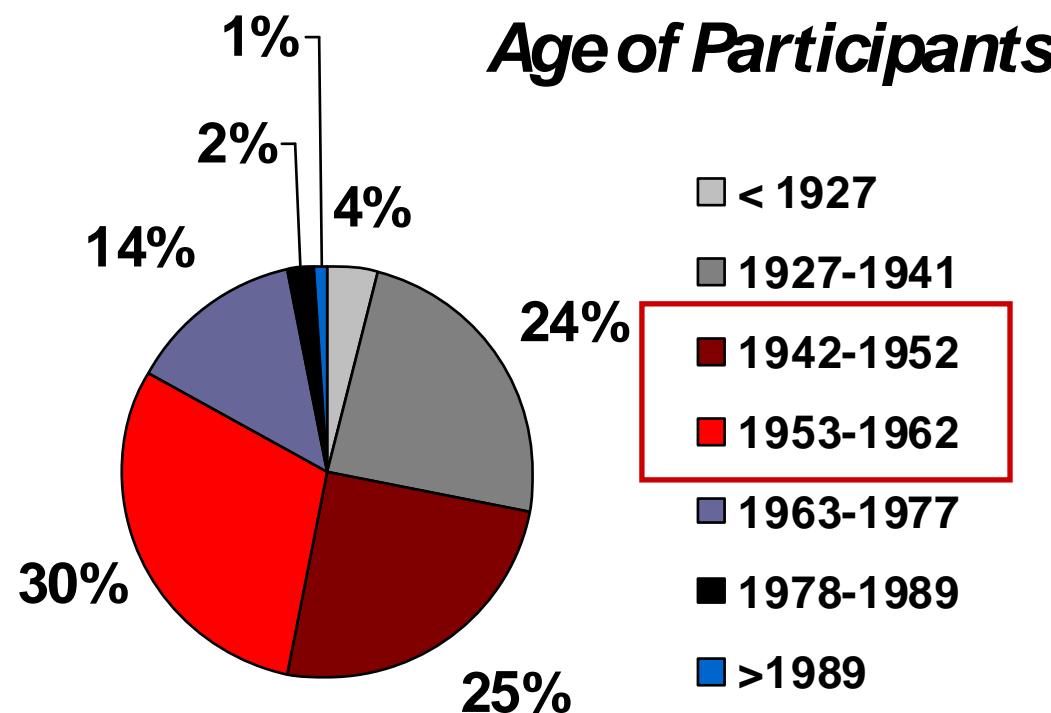
Additional Goals

- ***Create an innovative plan for pedestrians, parking and transportation and open space for the Fort area and adjoining municipalities***
- ***Create and enhance future development needs and realistic desires of the adjoining municipalities and agencies.***
- ***Create an equitable plan where every existing property owner, business and resident benefits from any future redevelopment activities***
- ***Create economic development potential***
- ***Create a balance between the natural and the man made environment***
- ***Create a plan that maximizes the land potential of the area while contributing to the tax bases of the adjoining municipalities, county and state.***



Demographics

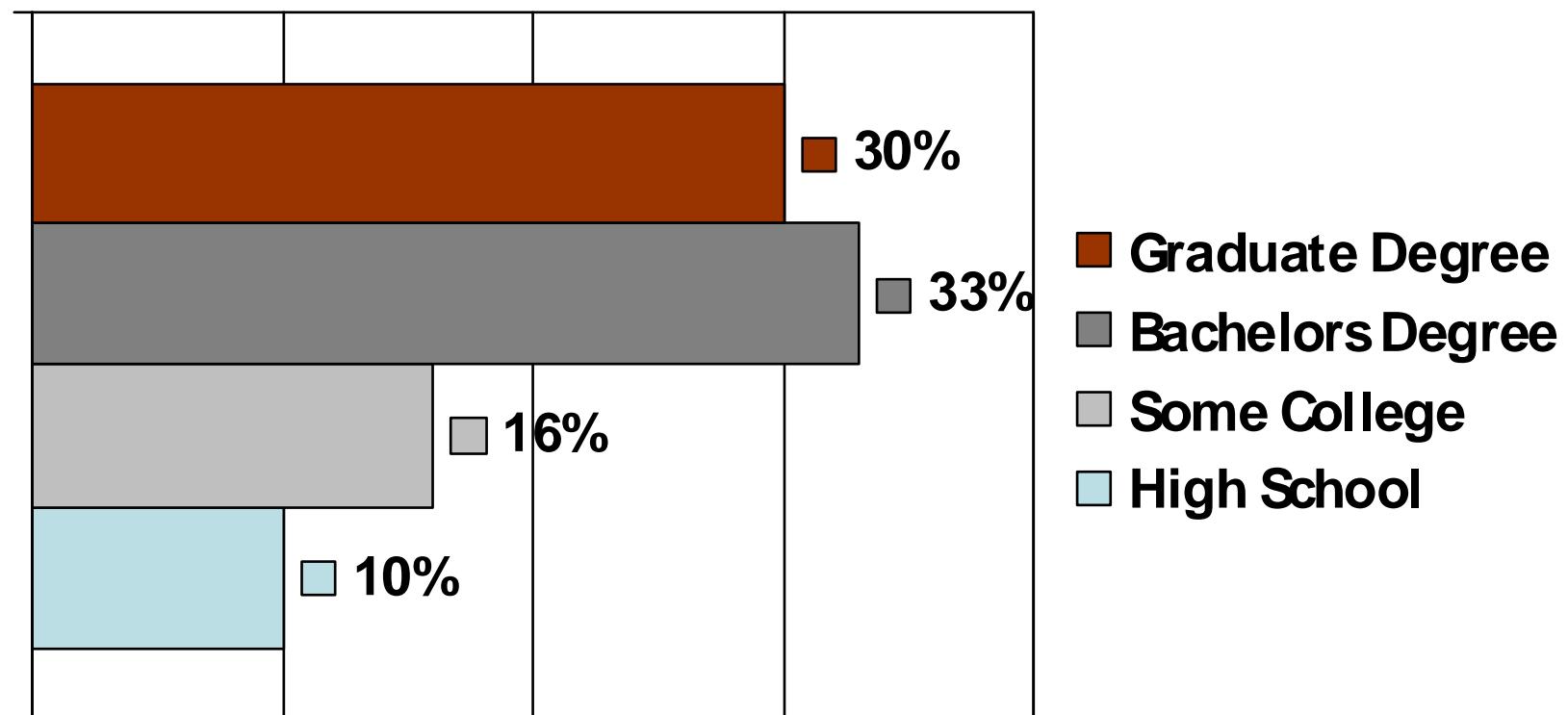
Nearly 300 participants attended 1 of 4 VPS sessions held between June 18-25, 2007





Demographics

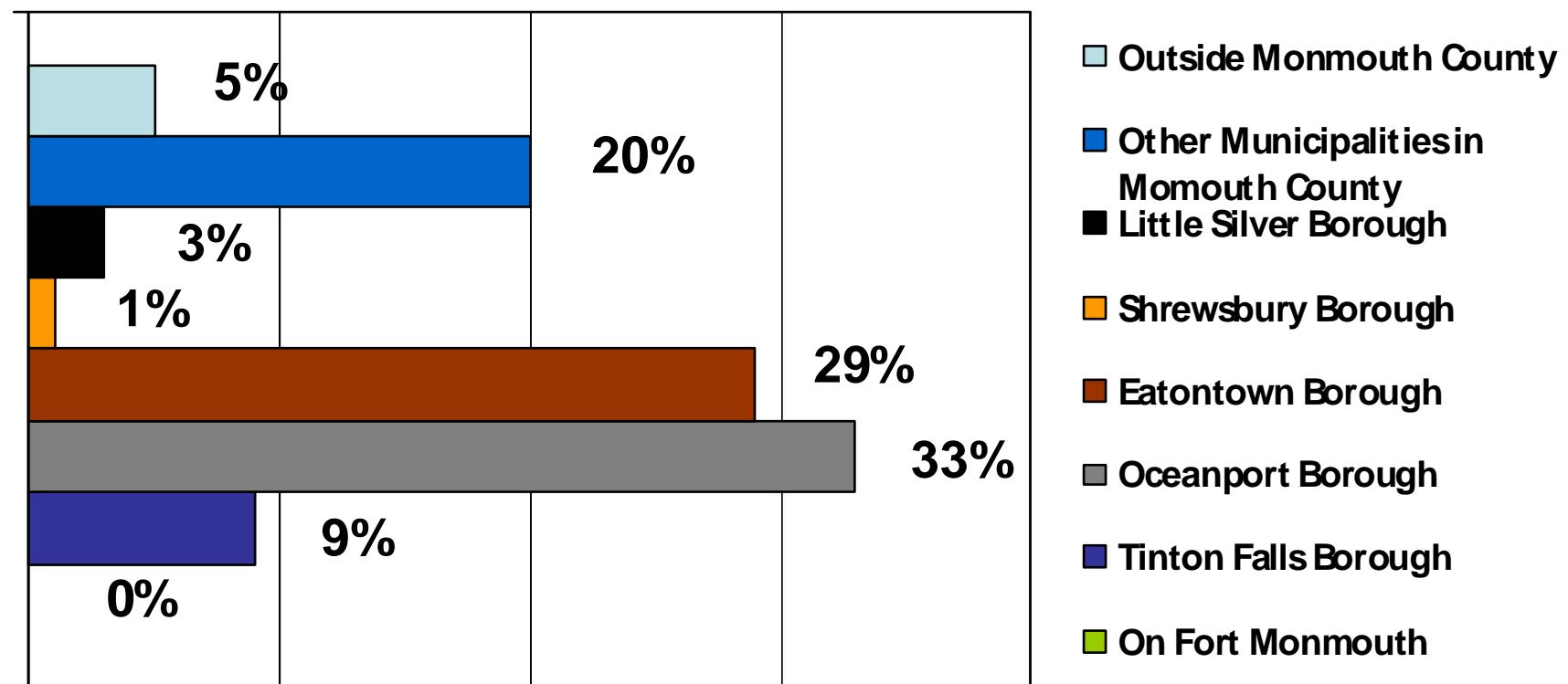
Education of Participants





Demographics

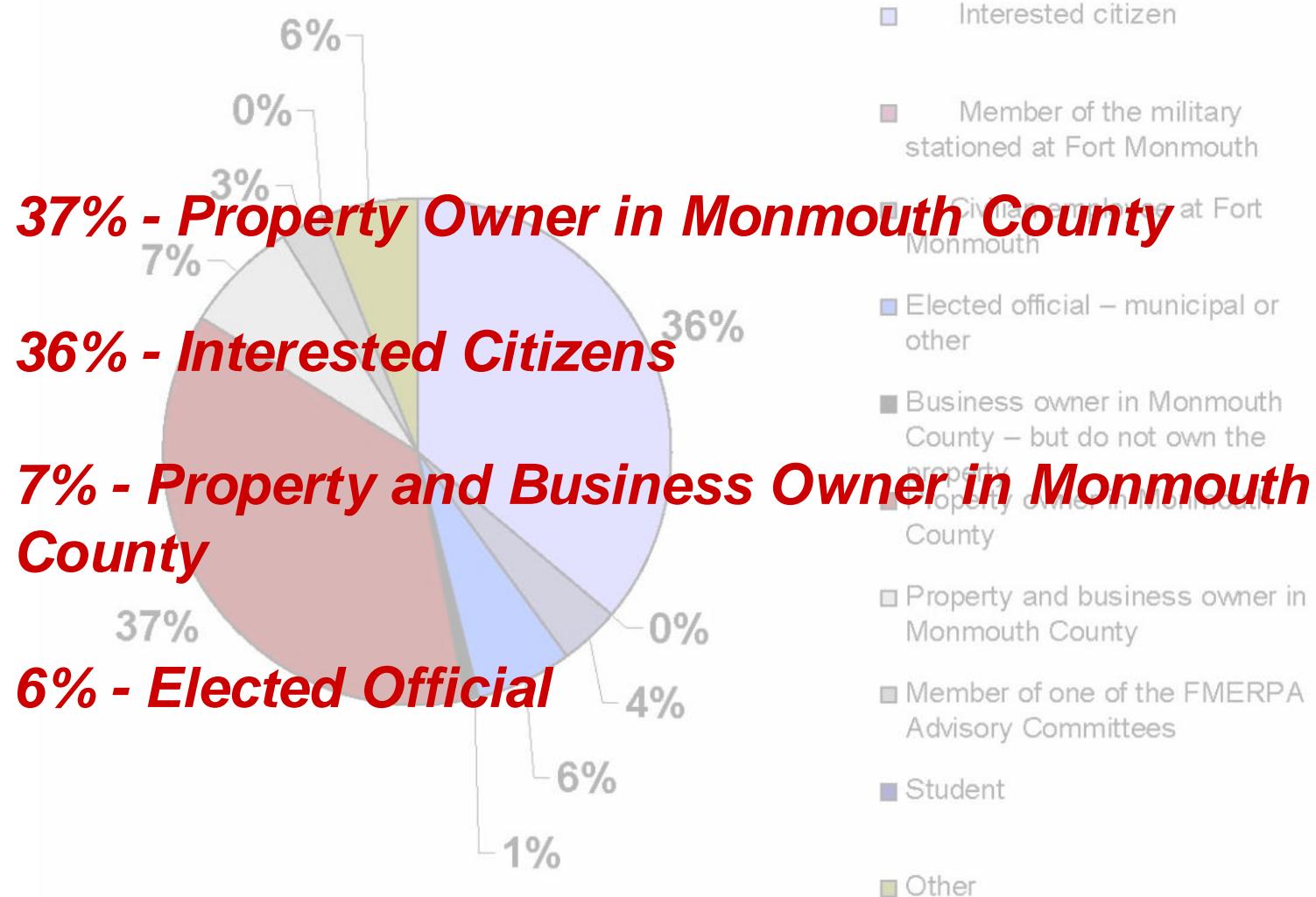
Where Participants Live





Demographics

Interest in the future of Fort Monmouth





VPS Results

Images were rated based on the responses to the following question:

How appropriate or inappropriate is the image you are seeing -- now and in the future for the Visioning Study Area?



VPS Results

How to Read the Results:

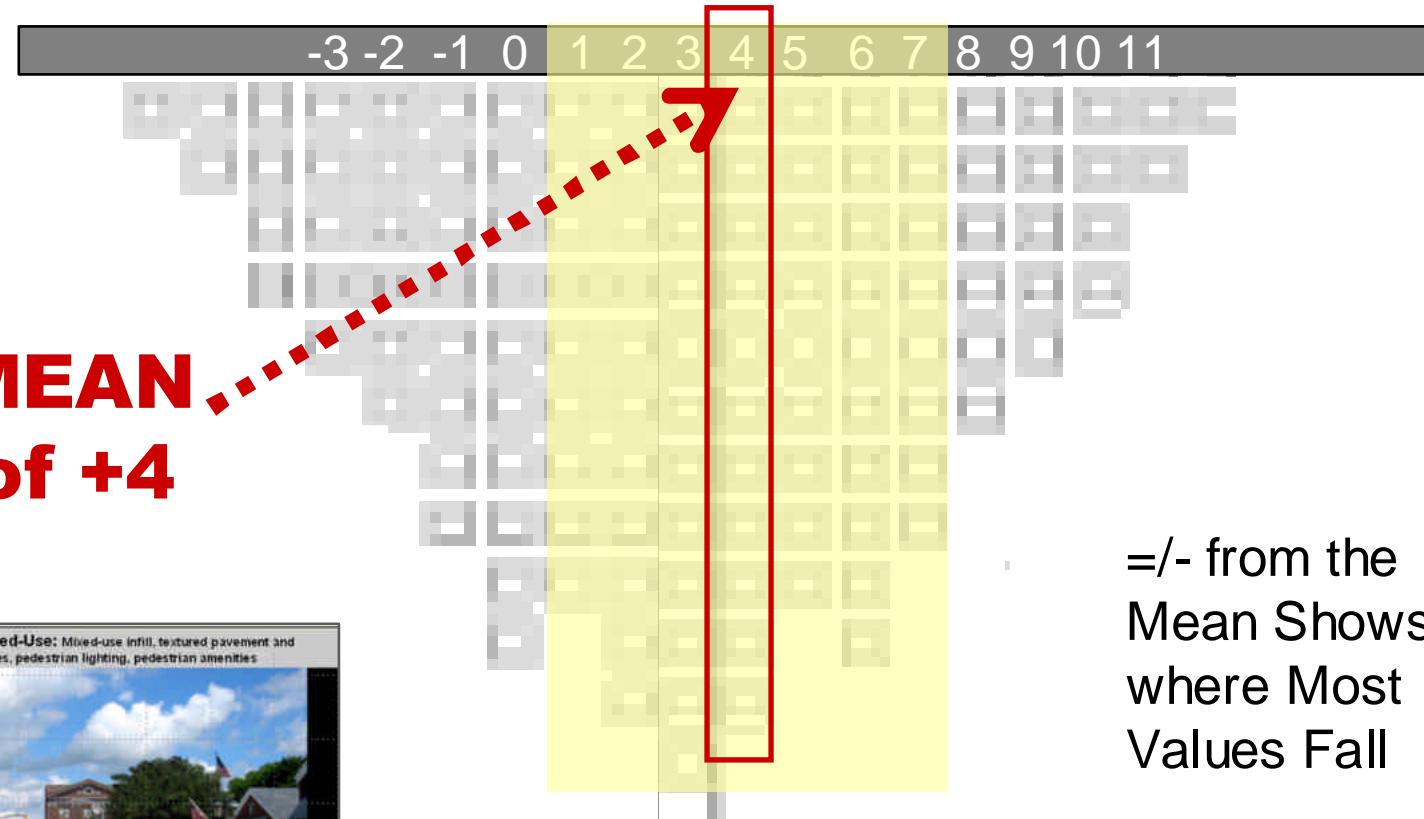
Mean is the average score of the image.

Standard Deviation is the approximate range of an image's score (+/- from the mean score)





VPS Results



Standard Deviation of (3)





VPS Results





VPS Results



The *intensity of the reactions* to the various images provides direction for future planning, zoning, development, and redevelopment.

Negative rated images illustrate visual and spatial characteristics of what people (survey sample) do not want and will not support.

Images which receive high positive ratings illustrate the visual and spatial characteristics that people want and highest values within a single category are the highest priority for future planning and engineering policies.



STREETS

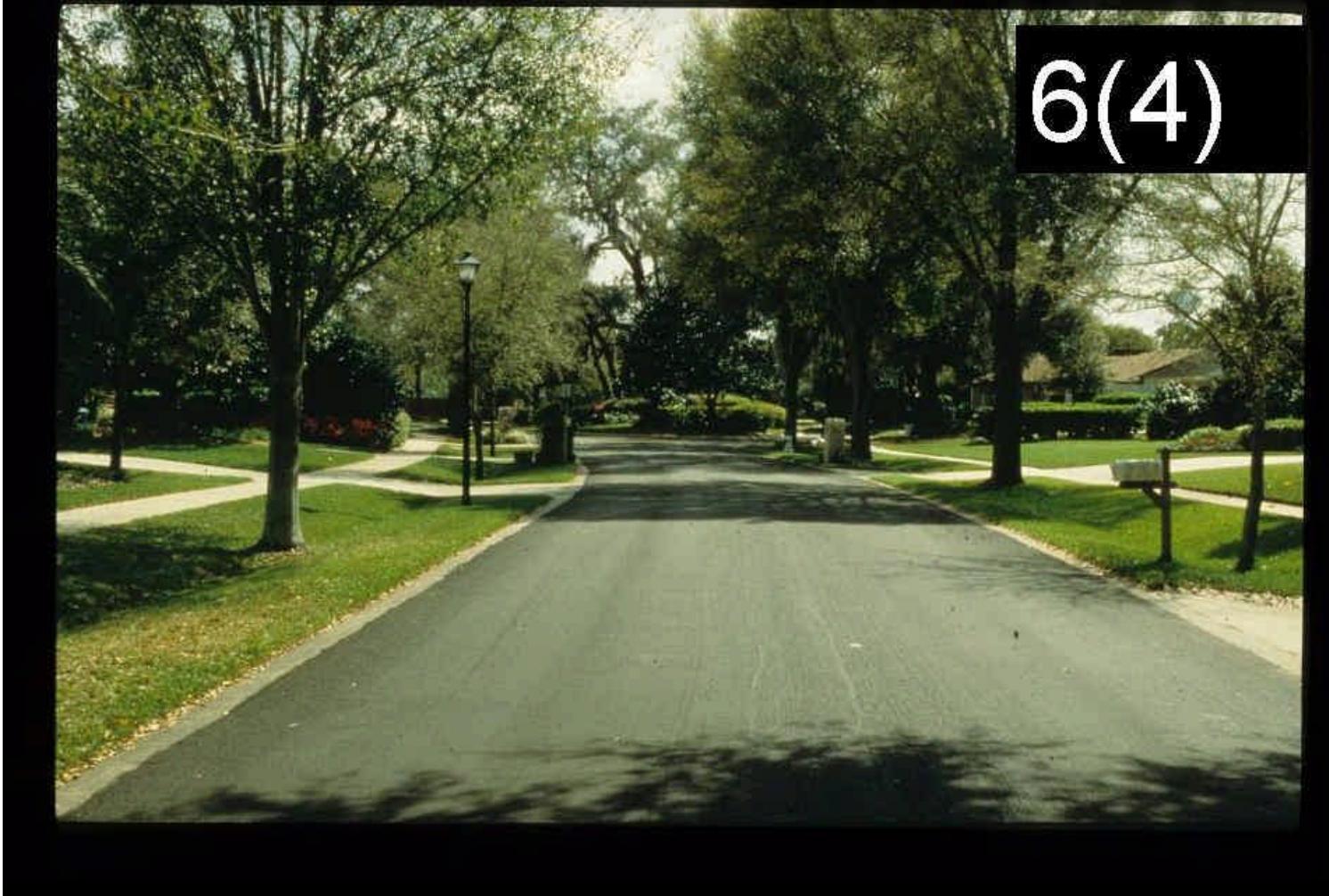
Streets are the most important
determinant of public perception

VPS Results

Line 12

Residential Street with natural swales

6(4)





STREETS

VPS Results

Line 10

Boulevard with large open space on each side

6(4)





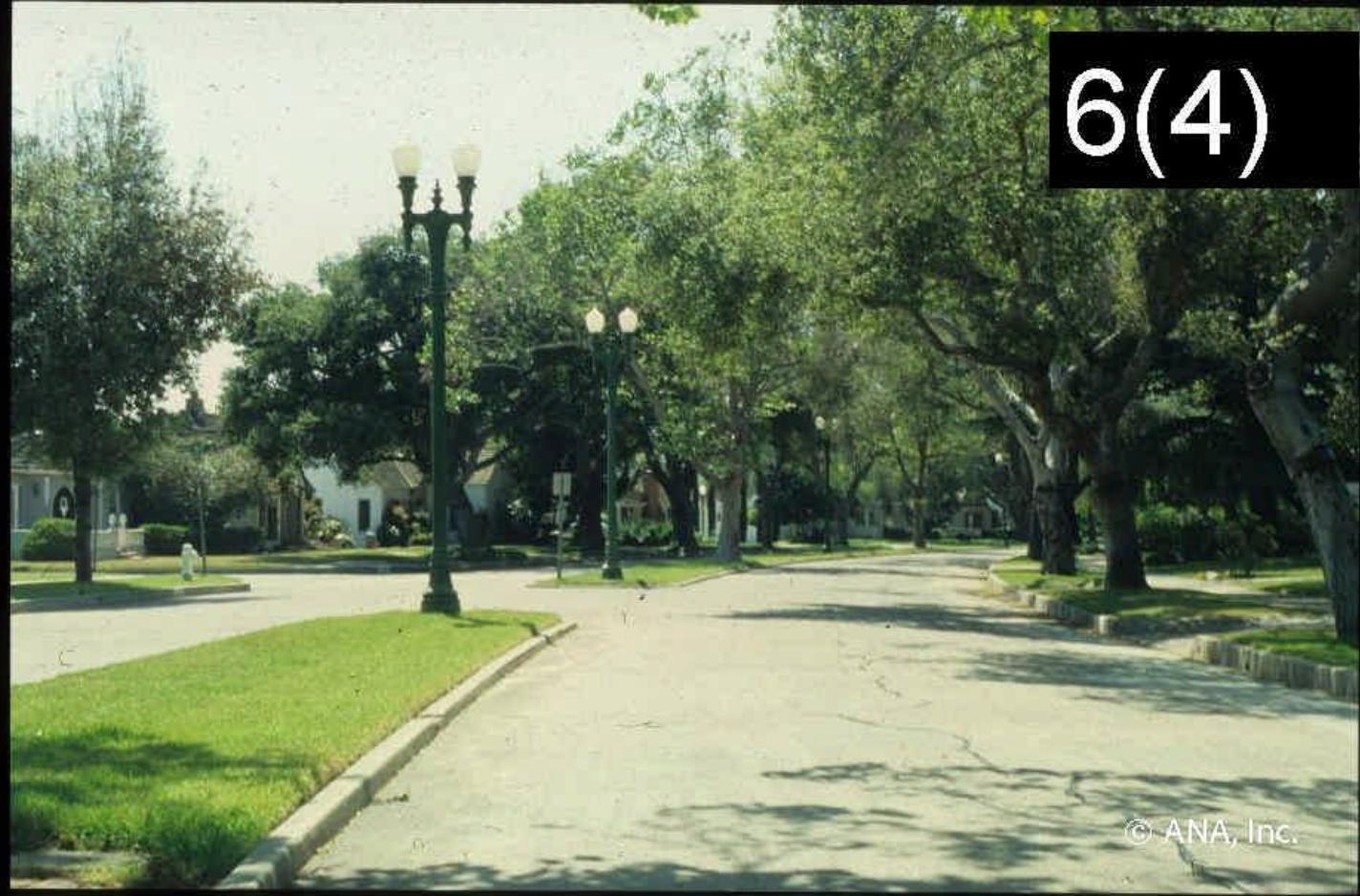
STREETS

VPS Results

Line 8

Residential Boulevard in a traditional neighborhood

6(4)





STREETS

VPS Results

Line 15

Residential Street on the Fort

1(5)





STREETS

VPS Results

Line 1

Highway serving the Fort

-4(5)





STREETS

VPS Results

Line 2

High 35 through Eatontown

-5(4)





Streets Results

Streets are the most important determinant of public perception

VPS Results

Positive Characteristics

- *Narrow tree lines with natural storm water management*
- *Streets and Boulevards that are tree lined*
- *Sidewalks separated with a planting area with decorative lighting*
- *Pedestrian crossing with textured pavement*



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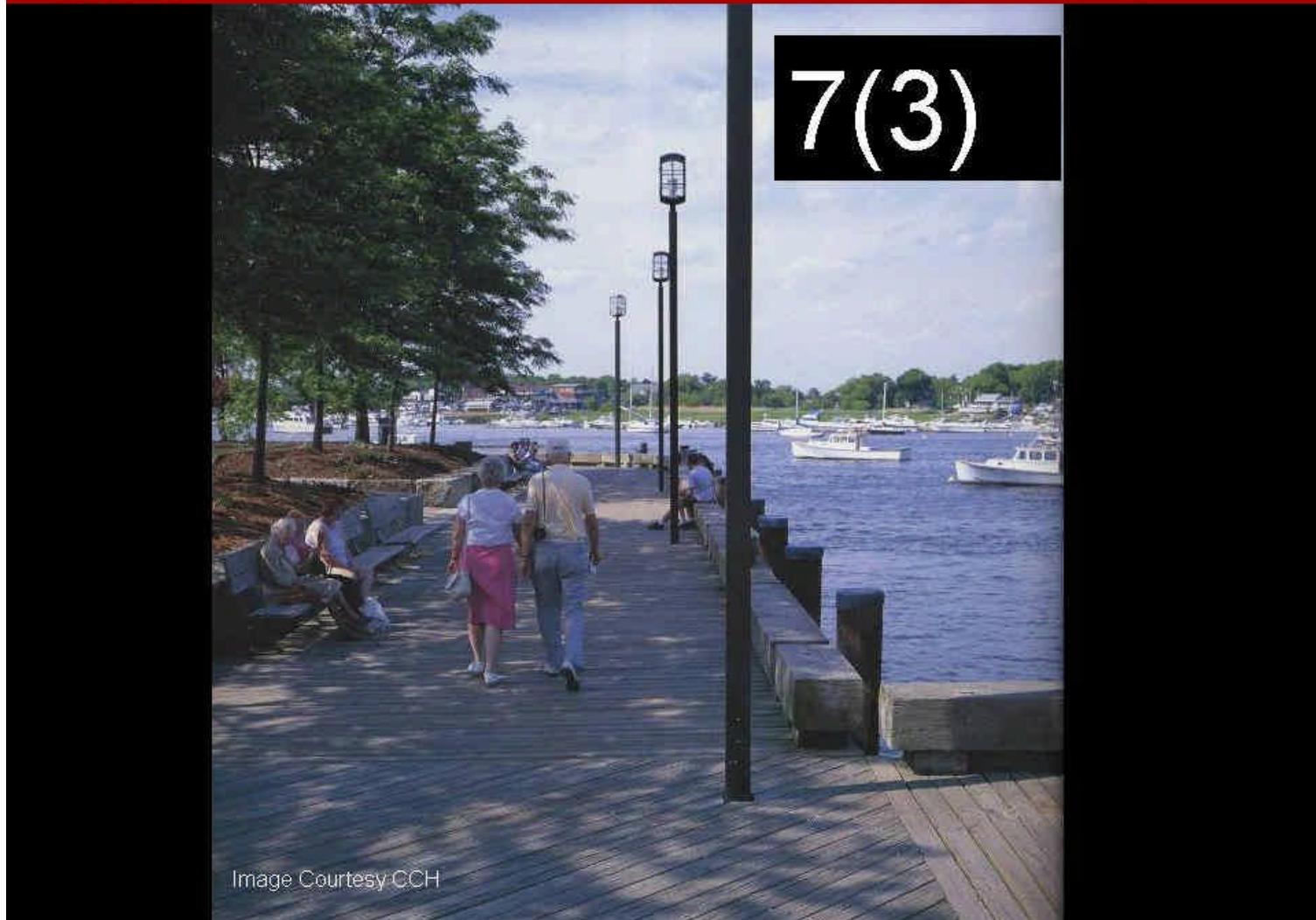
Pedestrian Realm

VPS Results

Line 49

Walkway on the edge of water

7(3)





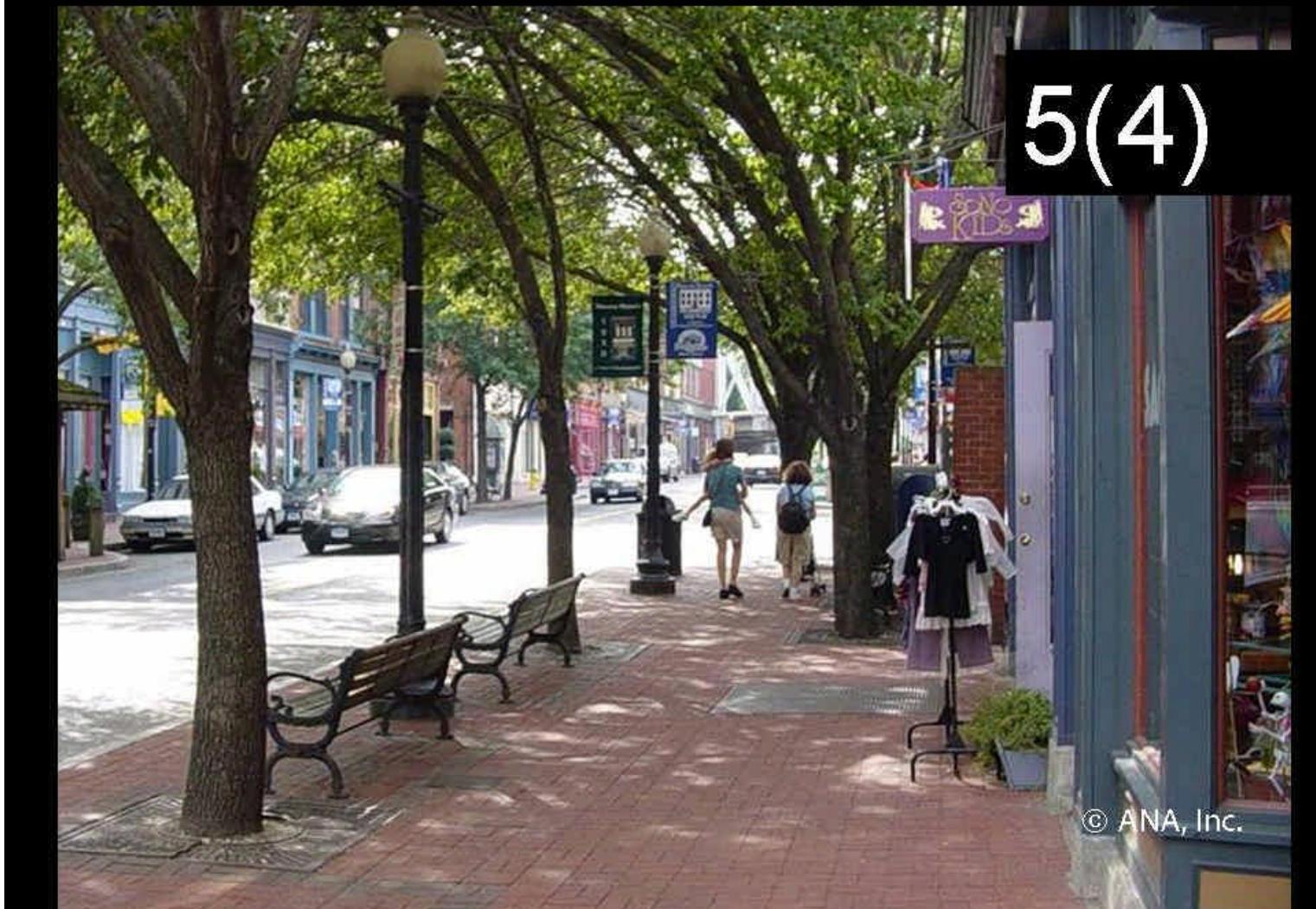
Pedestrian Realm

VPS Results

Line 33

Traditional (Main Street) Sidewalk

5(4)



© ANA, Inc.



Pedestrian Realm

VPS Results

Line 43

Pedestrian Realm – Traditional arcade





Pedestrian Realm

VPS Results

Line 38

Traditional Downtown with public plaza





Pedestrian Realm

VPS Results

Line 25

Sidewalk on the Fort

0(5)



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Pedestrian Realm

VPS Results

Line 24

Sidewalk on the Fort

-2(5)





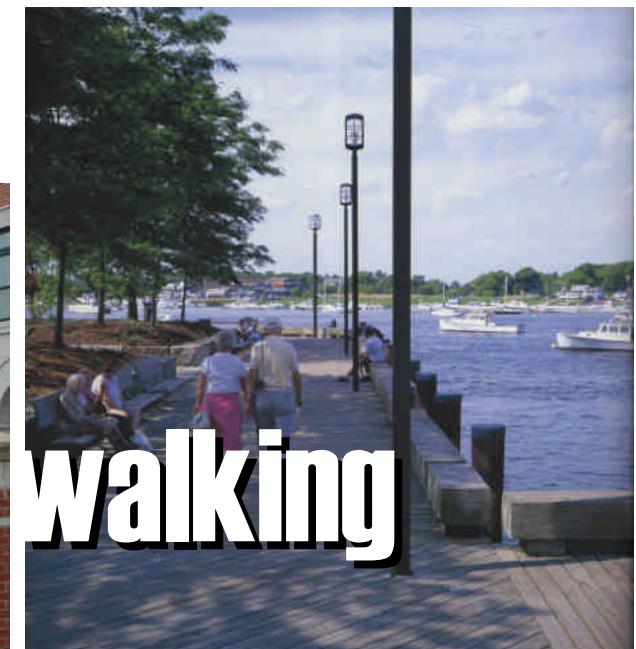
Pedestrian Realm Results

VPS Results

Positive Characteristics

- *Large Store front windows and or semi public edges*
- *Benches and street furniture and landscaping*
- *Wide Brick or textured paving*

Design that encourages walking





Residential Types

VPS Results

Line 59

Traditional townhouses

2(5)





Residential Types

VPS Results

Line 54

New TND Single family homes fronting a park

2(6)





Residential Types

VPS Results

Line 61

New townhouses

1(6)



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Residential Types

VPS Results

Line 62

Hotel on Fort

0(6)





Residential Types

VPS Results

Line 55

New Duplex

-2(5)



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Residential Types

VPS Results

Line 63

Existing homeless shelter

-5(5)





Residential Results

VPS Results

Positive Characteristics

- *2 to 3 story brick with pitched and/or corniced roofs*
- *Neighborhood green or significant landscaping*
- *Varied facades and architectural elements to create individuality*
- *More compact pattern or lots that reinforces walkability*
- *Sidewalks, street trees, and semi public edges*





Survey Question 1

Please Take a moment to answer:

*How appropriate are **Residential Building Types** featuring a mixture of multi-family units having a variety of architectural styles situated on a tree-lined street?*



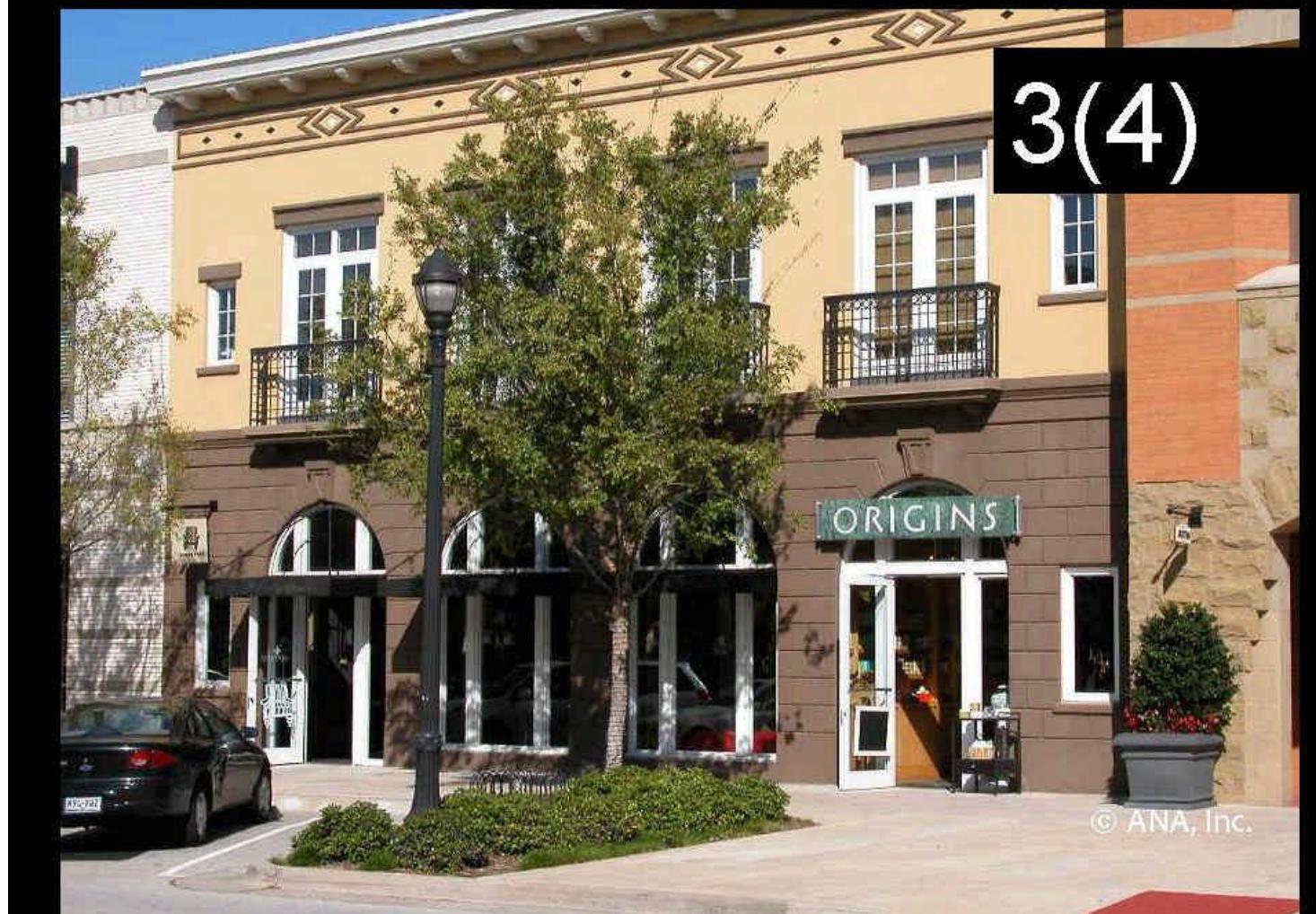


Commercial Mixed-use Types

VPS Results

Line 76

Modern Two-Story Mixed-Use in new TND





Commercial Mixed-use Types

VPS Results

Line 1

New "life quality center" main street

3(5)



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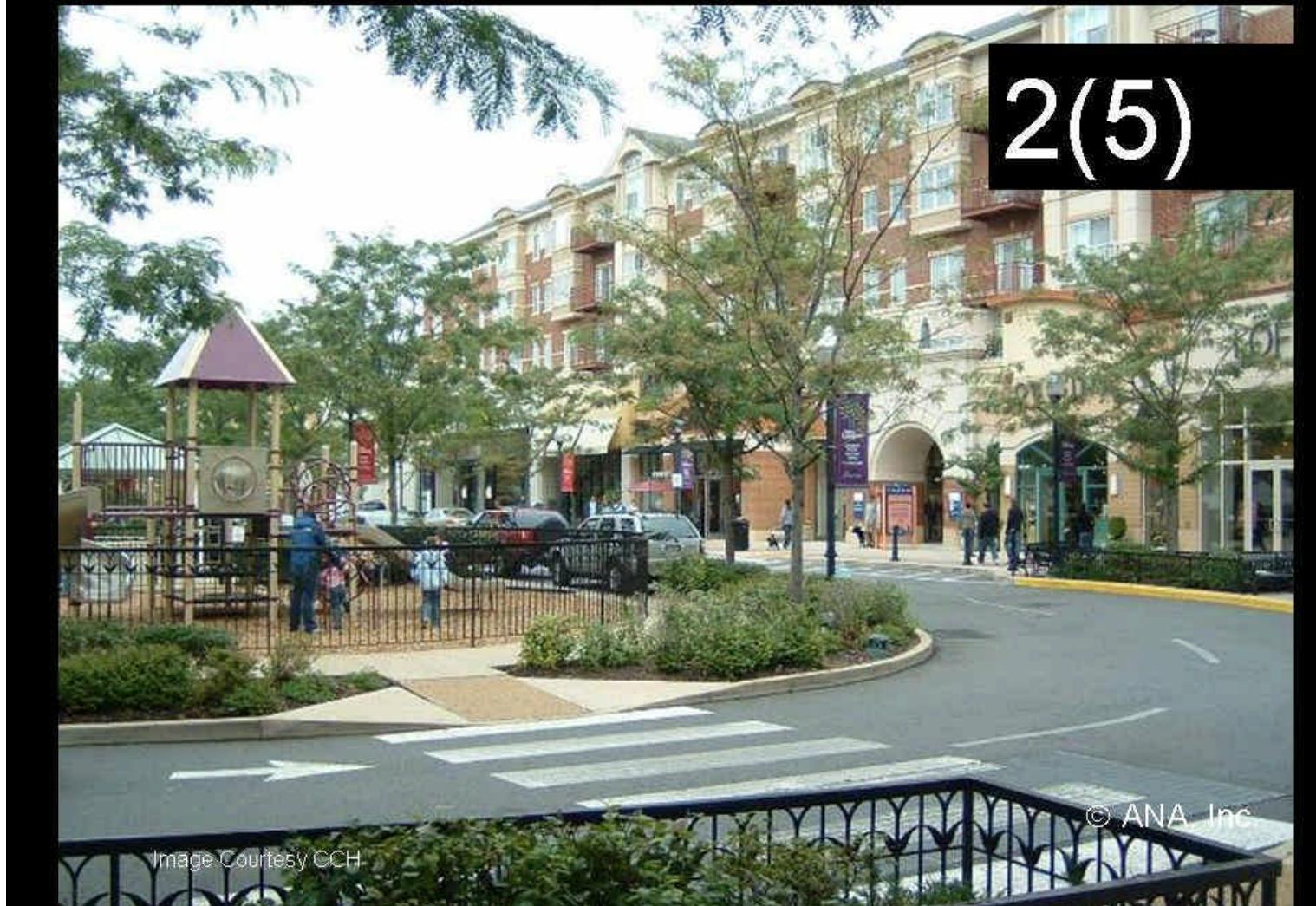
Commercial Mixed-use Types

VPS Results

Line 4

New mixed use town center

2(5)





Commercial Mixed-use Types

VPS Results

Line 78

Traditional small town Main Street

1(5)





Commercial Mixed-use Types

VPS Results

Line 70

Drive-in restaurant

-3(6)



Image provided by FMEPFA



Commercial Mixed-use Types

VPS Results

Line 75

Downtown Eatontown

-6(4)



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Commercial Mixed-use Types Results

VPS Results

Positive Characteristics

- *Mixed-use ranging for one to four stories*
- *wide interesting sidewalks with parking at curb and behind*
- *Landscaping and or water features*
- *Shade awnings and varied paving*





Survey Question 2

Please Take a moment to answer:

*How appropriate are **Mixed-use buildings** for the
Redevelopment Area?*





Commercial Mixed-use Offices

VPS Results

Line 12

Offices and labs fronting on courtyard

4(4)



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Commercial Mixed-use Offices

VPS Results

Line 8

New Mixed use office professional

3(4)





Commercial Mixed-use Offices

VPS Results

Line 9

Existing building on the Fort

2(5)





Commercial Mixed-use Offices

VPS Results

Line 7

Existing building on the Fort

-1(6)





Commercial Mixed-use Offices

VPS Results

Line 6

Existing building on the Fort

-6(5)



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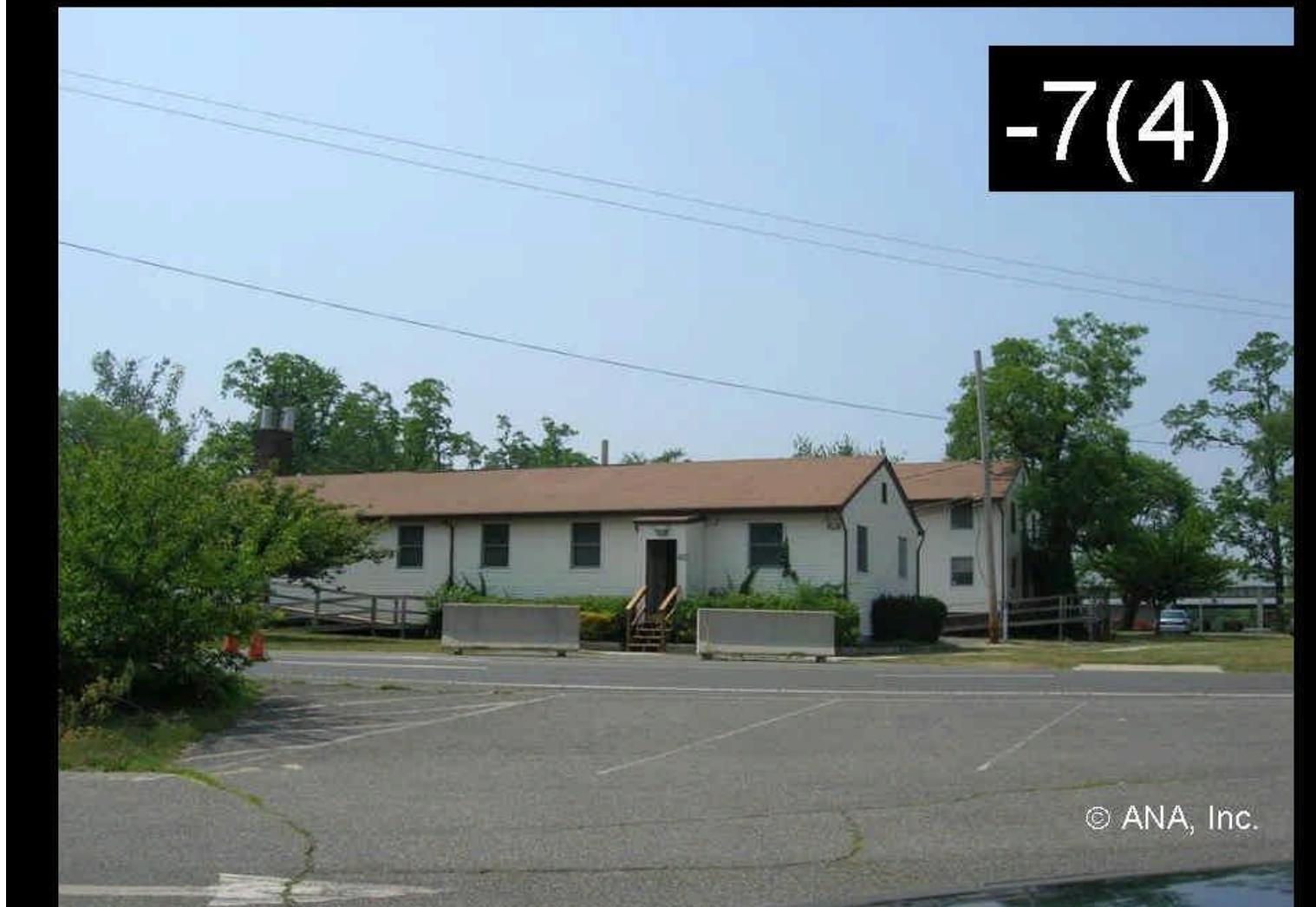
Commercial Mixed-use Offices

VPS Results

Line 5

Existing offices on the Fort

-7(4)



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Commercial Mixed-use Offices Results

VPS Results

Positive Characteristics

- 1 to predominately 4 story masonry buildings with retail or services on ground floor
- Generous sidewalk for pedestrian access
- Buildings with landscaped public open space and /or trees





Civic & Institutional

VPS Results

Line 16

Memorial

7(4)



Image provided by EMERPA



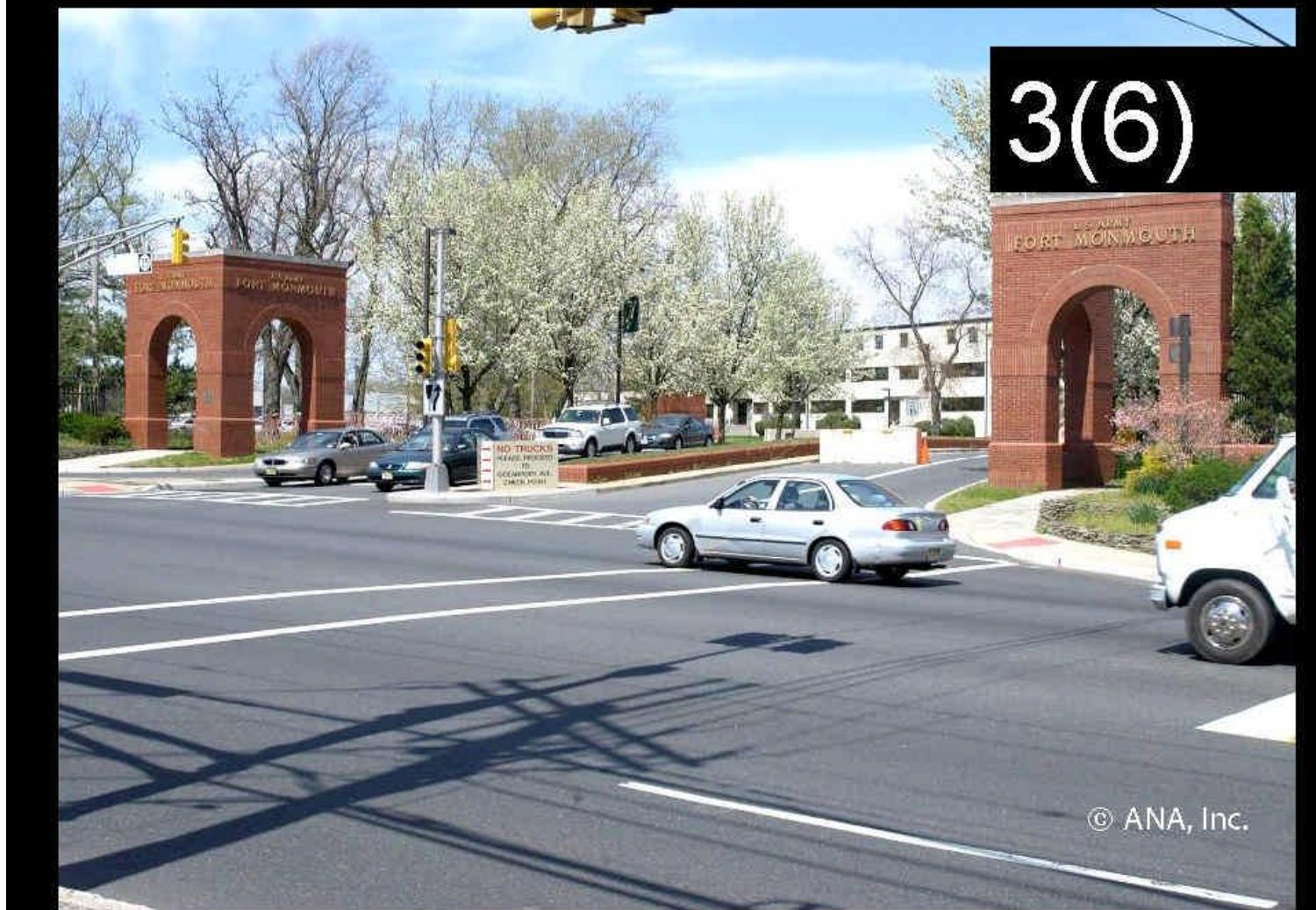
Civic & Institutional

VPS Results

Line 15

Main Gate

3(6)





Civic & Institutional Results **VPS Results**

Positive Characteristics

- Libraries
- Public Memorials & Statues
- Official government buildings in good condition





Signage

VPS Results

Line 22

Pedestrian Scale Hanging Signs



4(4)



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Signage

VPS Results

Line 21

Signs in new TND downtown

3(4)



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Image Courtesy CCH

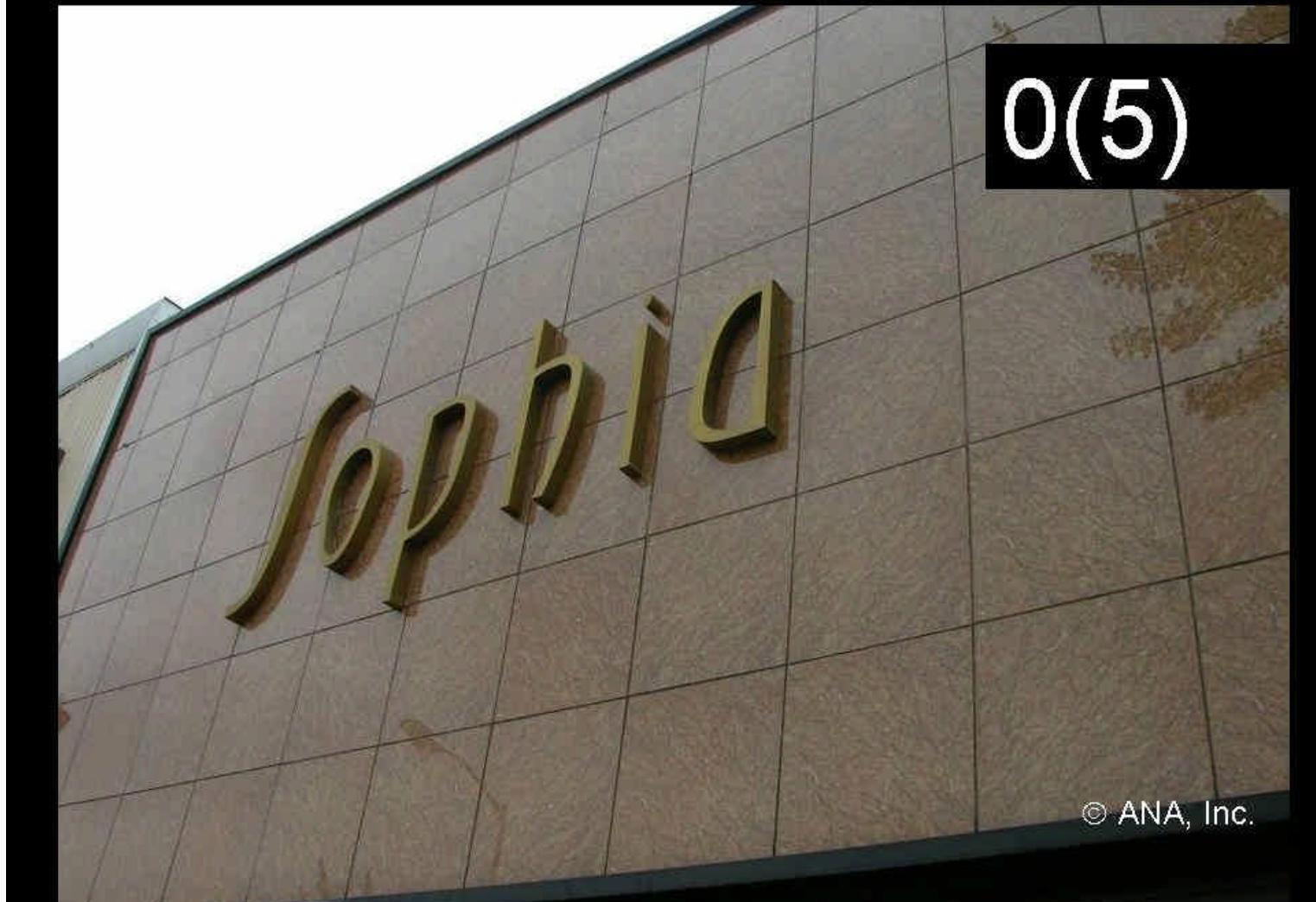


Signage

VPS Results

Line 23

Facade Signage





Signage

VPS Results

Line 18

Combination Signage





Signage Results

VPS Results

Positive Characteristics

- Small individual store signs
- Street signs with antique or classic font and color
- Integrated as architectural detail



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Image courtesy CCH

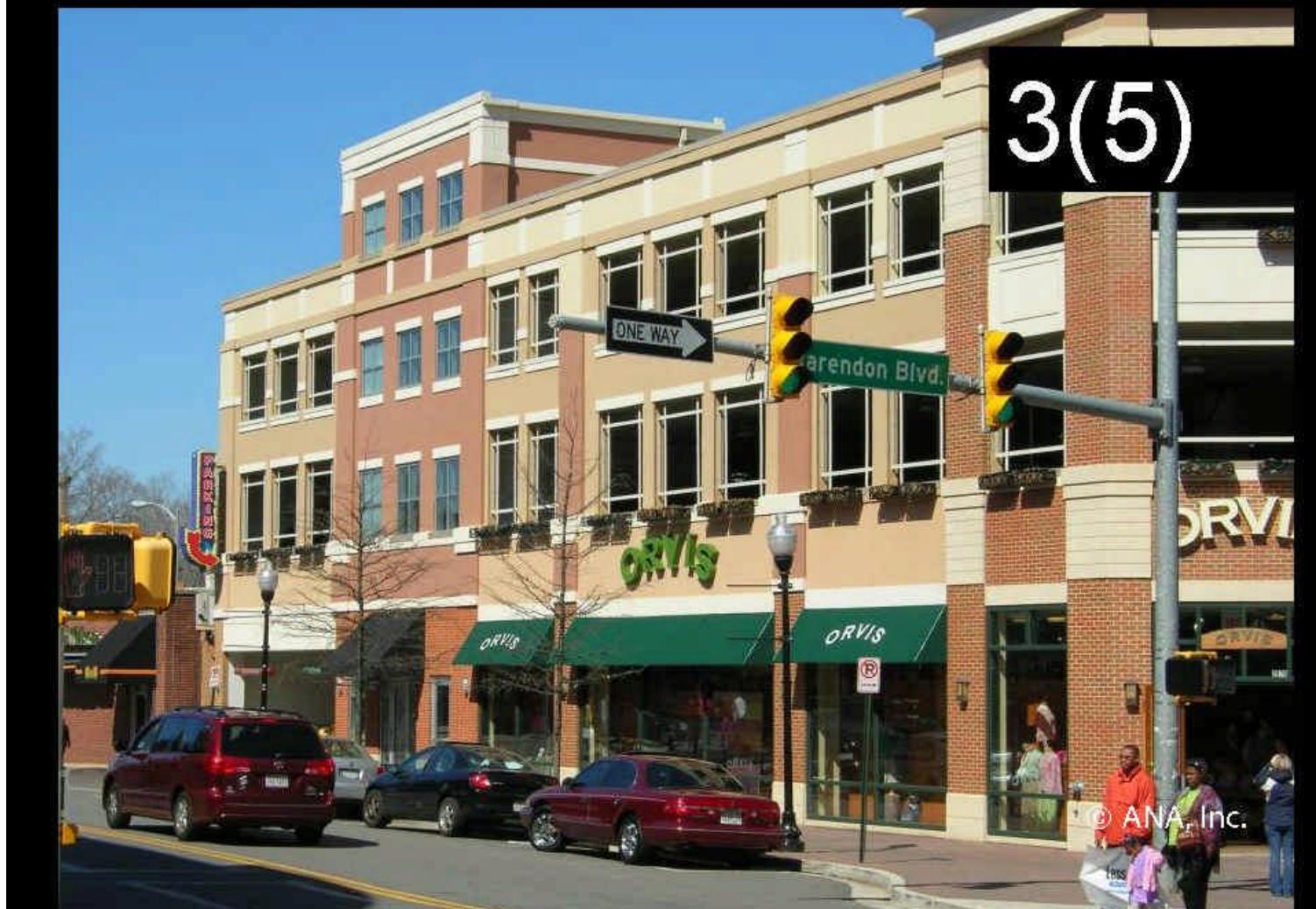


Parking

VPS Results

Line 37

Three-Story Parking Structure with Retail on Ground Floor





Parking

VPS Results

Line 32

Access to Rear Parking Court

3(4)



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Parking

VPS Results

Line 30

Walkway through a parking lo

4(4)



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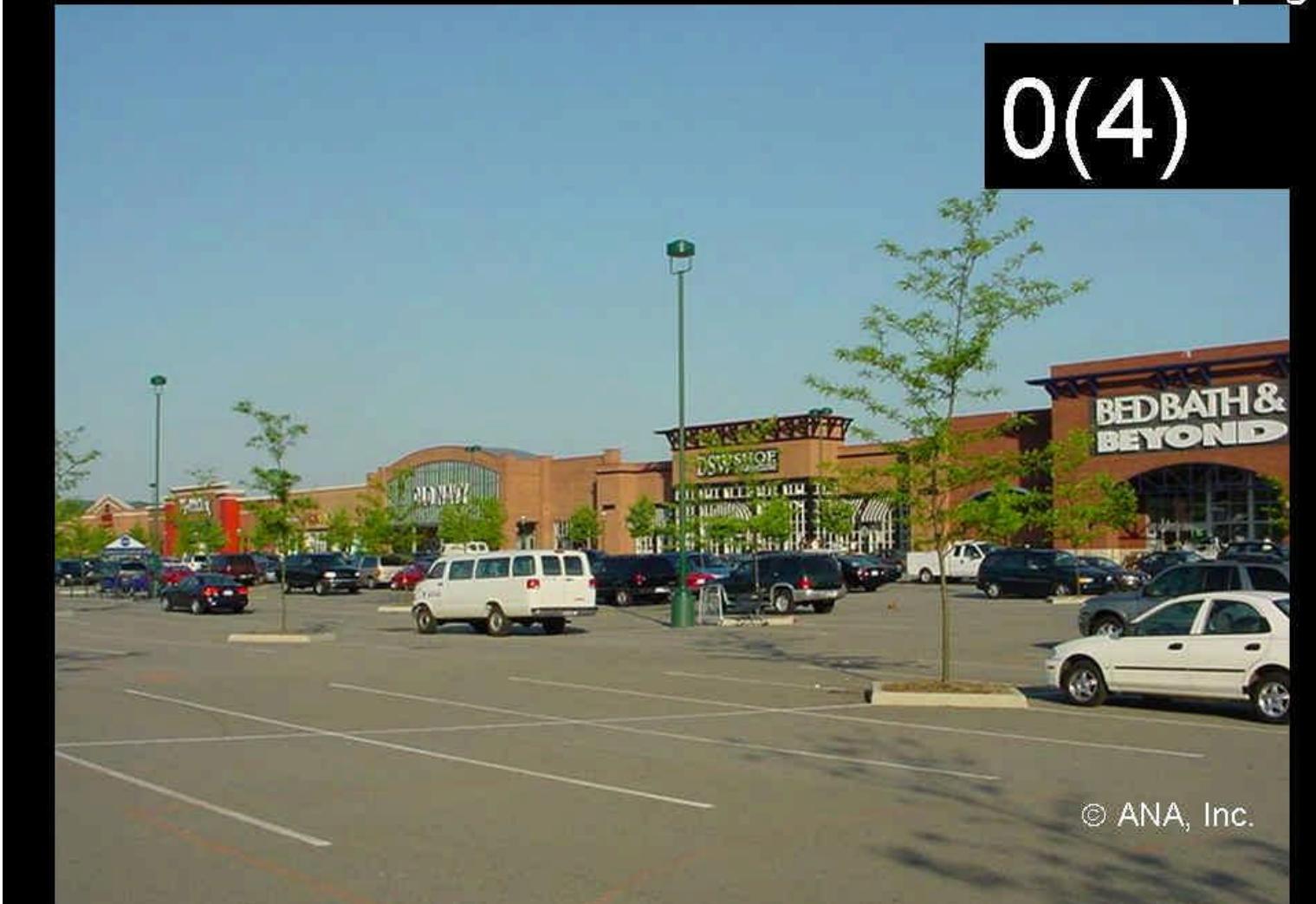
Parking

VPS Results

Line 28

Typical commercial parking lot with limited
landscaping

0(4)



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Parking

VPS Results

Line 25

Parking lot on the Fort

-3(5)



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Parking

VPS Results

Line 26

Parking lot on the Fort

-4(5)





Parking Results

VPS Results

Positive Characteristics

- Liner Building with interior block surface parking
- Mixed use parking with retail/services on the ground floor
- Heavily greened surface parking lots





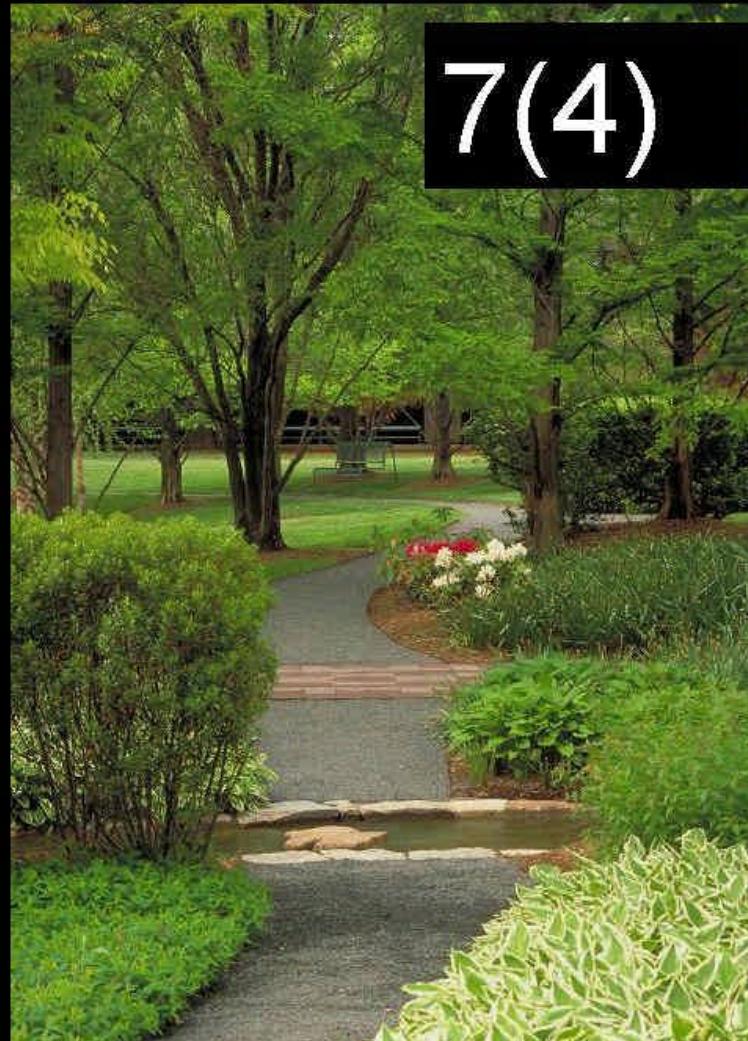
Parks & Open Space

Integrating the natural environment into new development is critical for improved life quality

VPS Results

Line 46

Path through a new park



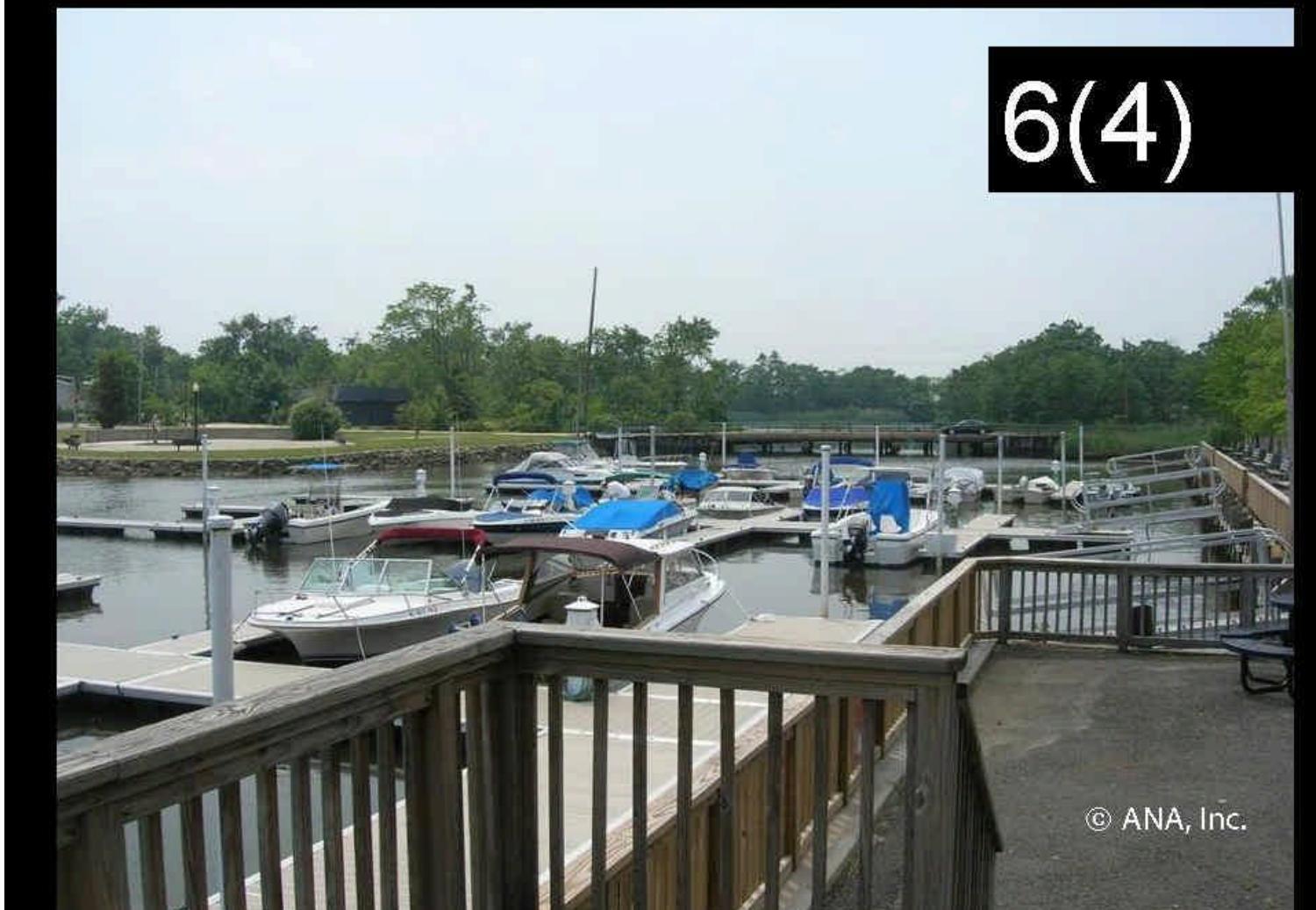


Parks & Open Space *VPS Results*

Line 57

The Marina

6(4)



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Parks & Open Space *VPS Results*

Line 47

Large town "green"

6(4)





Parks & Open Space *VPS Results*

Line 65

Town center plaza with sitting walls

2(5)





Parks & Open Space *VPS Results*

Line 58

Existing open area on Fort with picnic tables

-4(5)





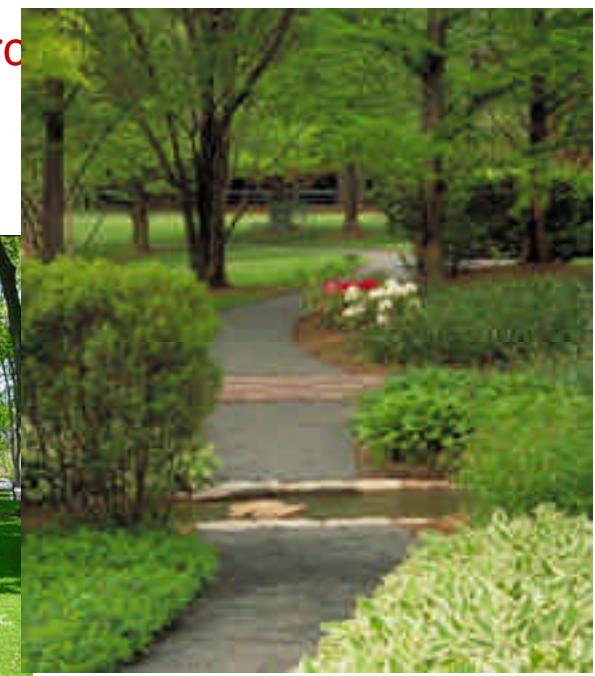
Parks & Open Space Results

Integrating the natural environment into new development is critical for improved life quality

VPS Results

Positive Characteristics

- Make parks a part of the every day experience
- Continuous connection of pedestrian paths with pedestrian friendly water edge
- Preserve existing stands of trees
- Preserve and enhance existing water resources
- Provide manicured parks and plazas





Mobility Options

VPS Results

Line 68

Mobility - Walking



6(4)

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Mobility Options

VPS Results

Line 69



Mobility – Bikes and bike lanes





Survey Question 3

Please Take a moment to answer:

*How appropriate are **Designated Bicycle Lanes** connecting neighborhoods to commercial nodes and mass transit for the Redevelopment Area?*





Mobility Options

VPS Results

Line 73

Mobility – Bus on separate ROW

3(6)



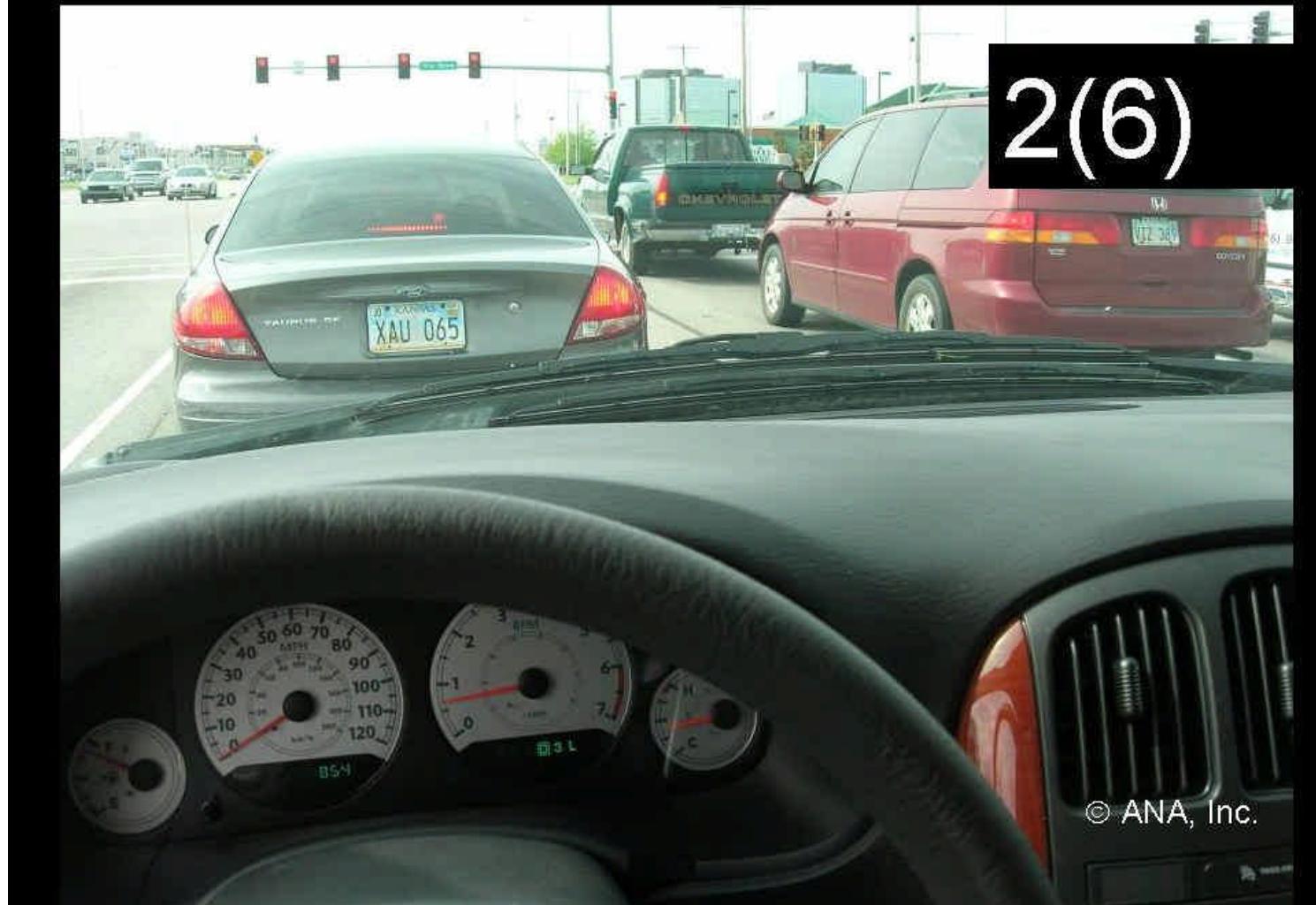


Mobility Options

VPS Results

Line 66

Mobility – Private automobile





Mobility Options

VPS Results

Line 67

Mobility – Gas prices in the future





Mobility Results

VPS Results

Positive Characteristics

- Pedestrian Oriented Retail /Main street
- Bike lanes interconnect the entire site
- Mass Transportation particularly Bus Rapid Transit
- Integrate landscaping into all mobility modes





Questionnaire Results

Transportation

- Only 7% of participants work at Fort Monmouth



How this 7% gets to work

- 79% drive on their own
- 3% get dropped off
- 3% carpool
- 5% walk
- 0% biked
- 11% had some other form of transportation



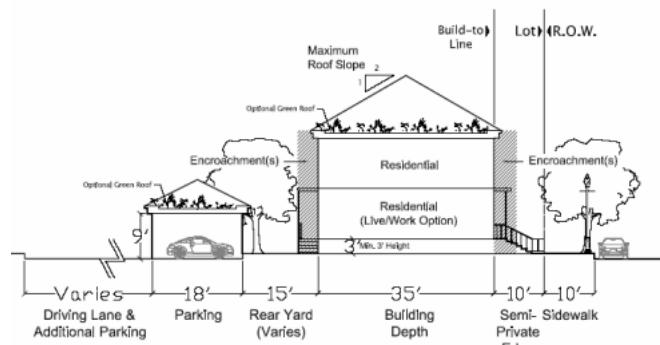
Questionnaire Results

Housing

- 69% of participants wanted $< \frac{1}{2}$ of Fort used for housing

Approved Housing Types

- Single-Family Housing
- Residential Multi-Family Buildings for Rent or Ownership
- Mixed-Use Buildings with Ground-Floor Retail
- Housing for Seniors
- Housing for Veterans with Care Facilities



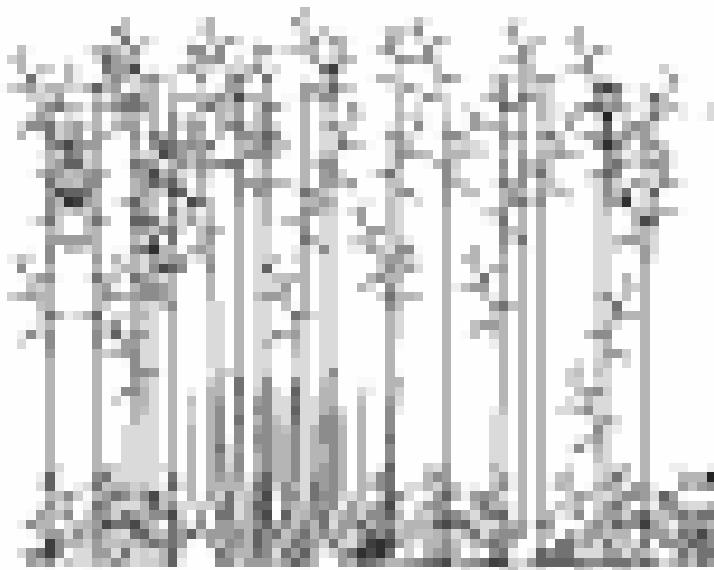
Undecided Types: Duplex Units with parking in rear



Questionnaire Results

Recreation

- 71% of participants wanted < ½ of the space used for recreation and open space



Note:

- Overwhelmingly, participants identified existing open space and recreation areas as the Fort's single largest asset



Questionnaire Results

Perceived Obstacles

- In an open-ended question to list perceived obstacles to development, participants who responded to this question said the following:

Response	# of Responses
Money	25
Interference by politicians and special interest groups	24
Common vision between stakeholders	23
Greedy developer developing too much for own profit	11
Increases Taxes	6
High Cost of Living	6
Not In My Backyard (NIMBY) reaction to development	3
Unknowledgeable Development Team and Leaders	3



Questionnaire Results

Perceived Assets

- In an open-ended question to identify the single largest potential asset that Fort Monmouth has today that will help achieve the vision of the area, participants who responded said the following:

Response	# of Responses
Open Space and Recreation Areas	27
Telecommunications/High Tech/Research Lab Facilities	13
Size of Land with Which to Work	13
Historic Features and Buildings	7
People	6
Location	6
Transit Hub	5
Low-Cost Housing	3
College University	5
Golf Course	4
Access to Major Roadways	3
Retaining Uses for Needs of Veterans	3



Vision Translation

The Vision Planning Process

VISION TRANSLATION WORKSHOP

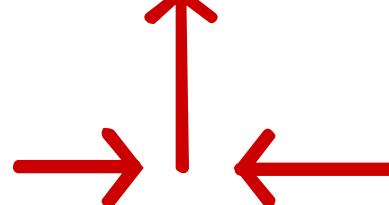
The VPS
Generates the
Vision and
Policies



Vision
Translation
Workshops

Vision Plan

Demonstrates what
people want ...

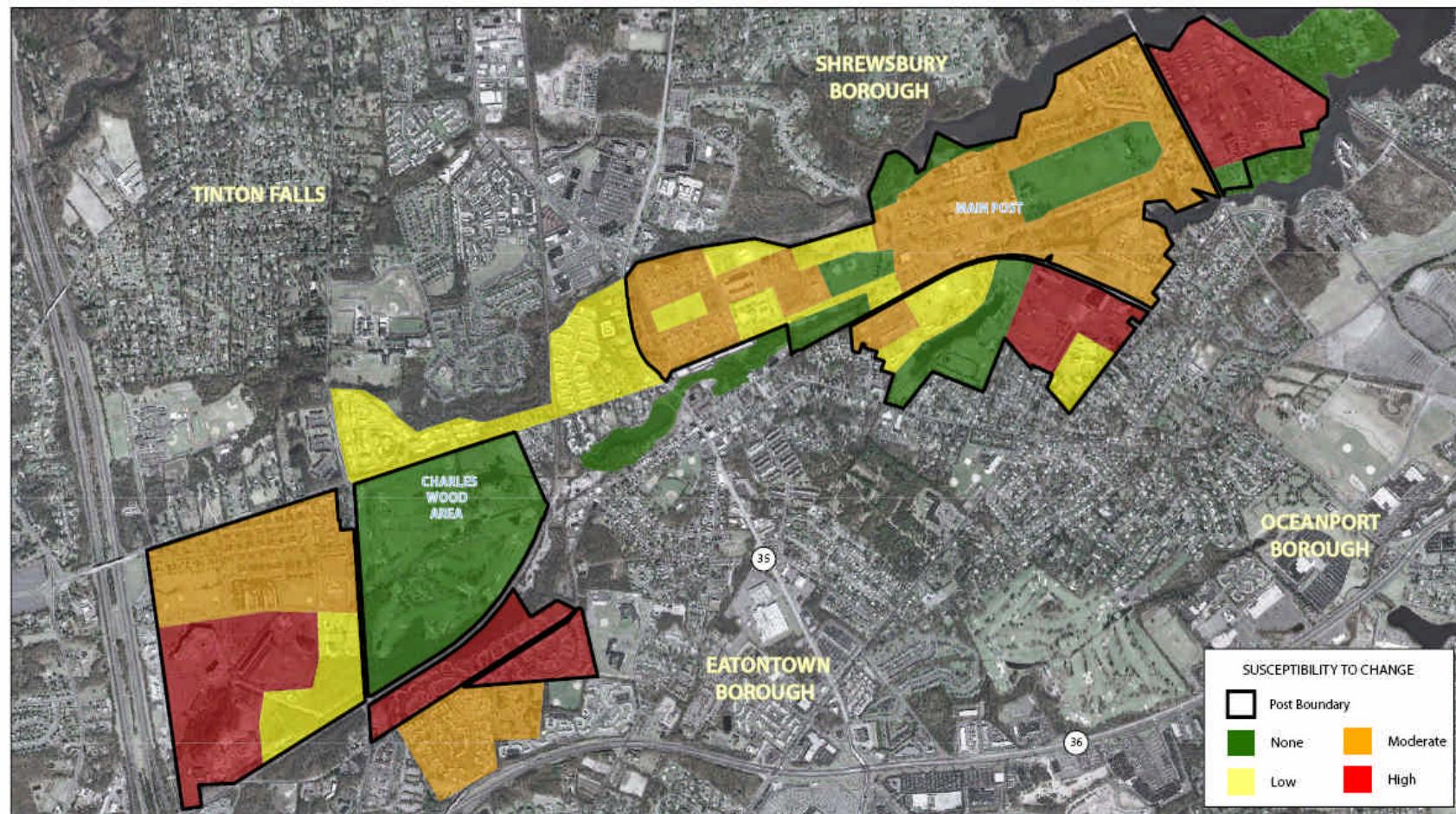


Workshops indicate
where people want it
located!

Professional Synthesis



Vision Translation



FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN: COMMUNITY WORKSHOP SYNTHESIS

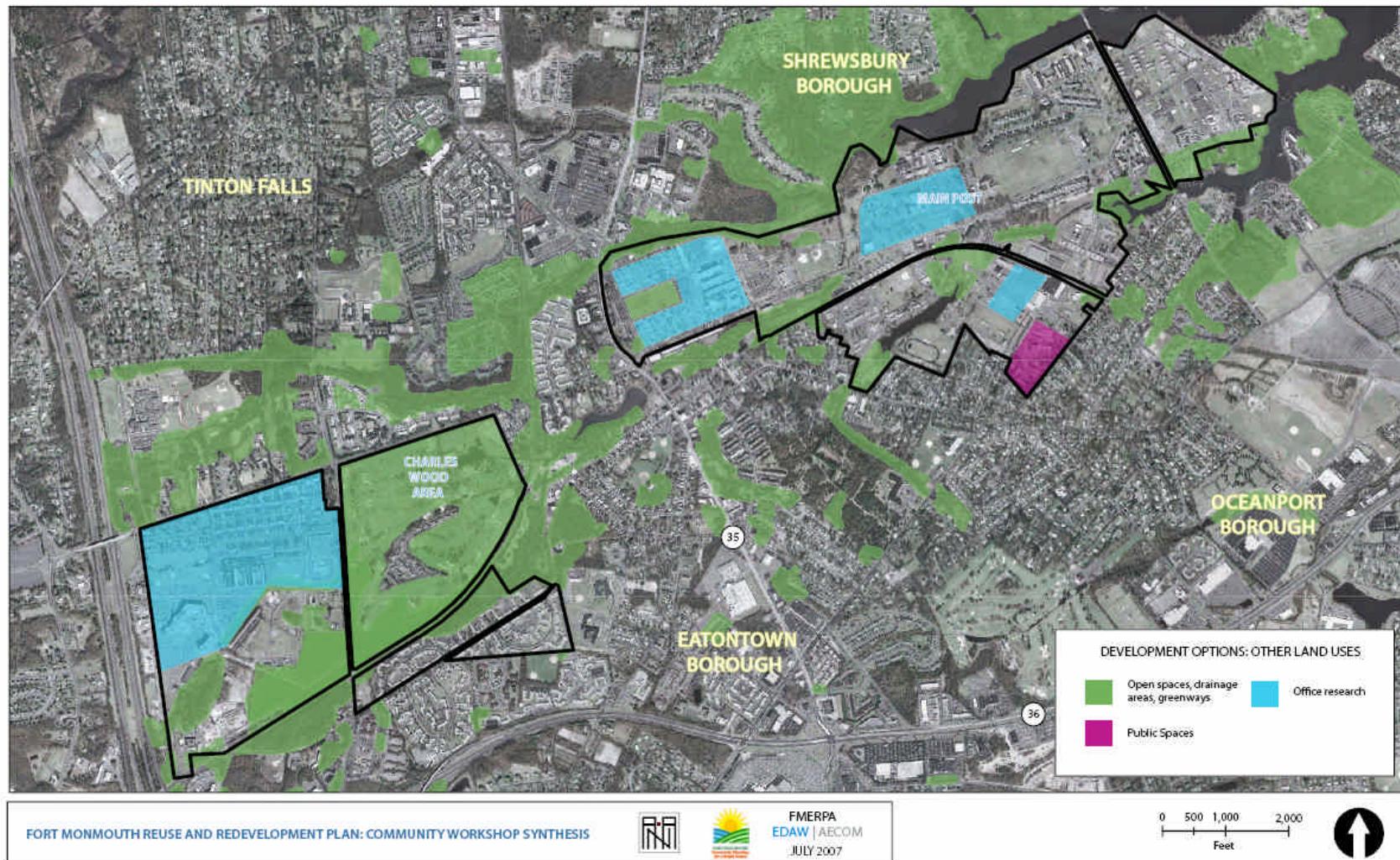


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Vision Translation

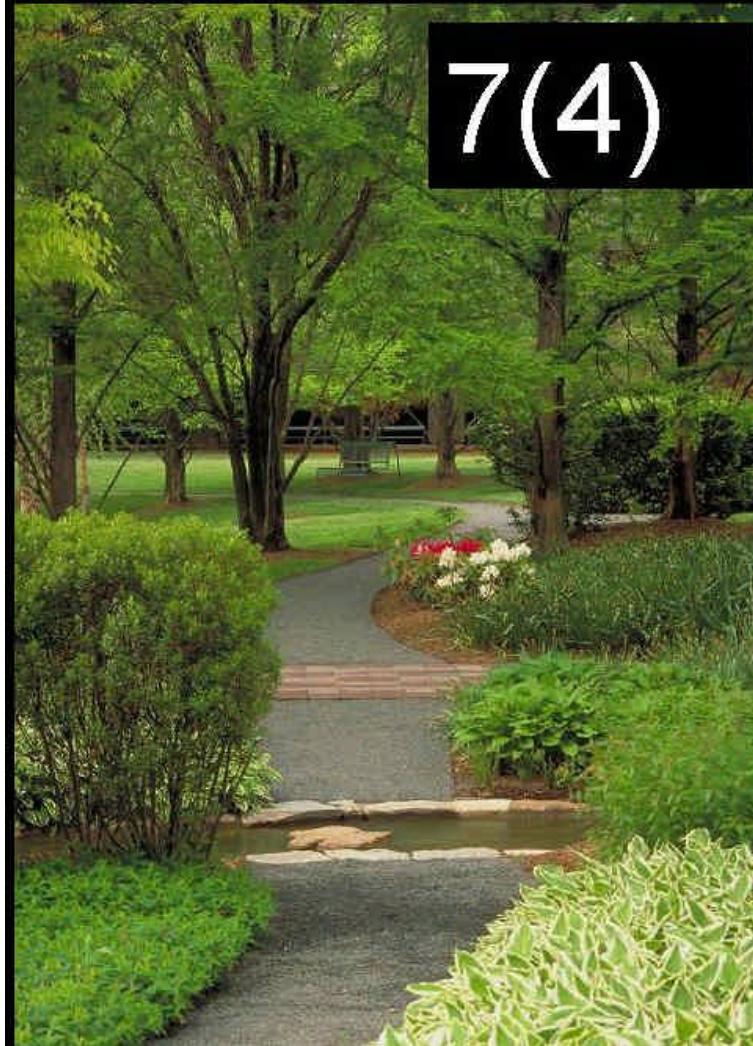




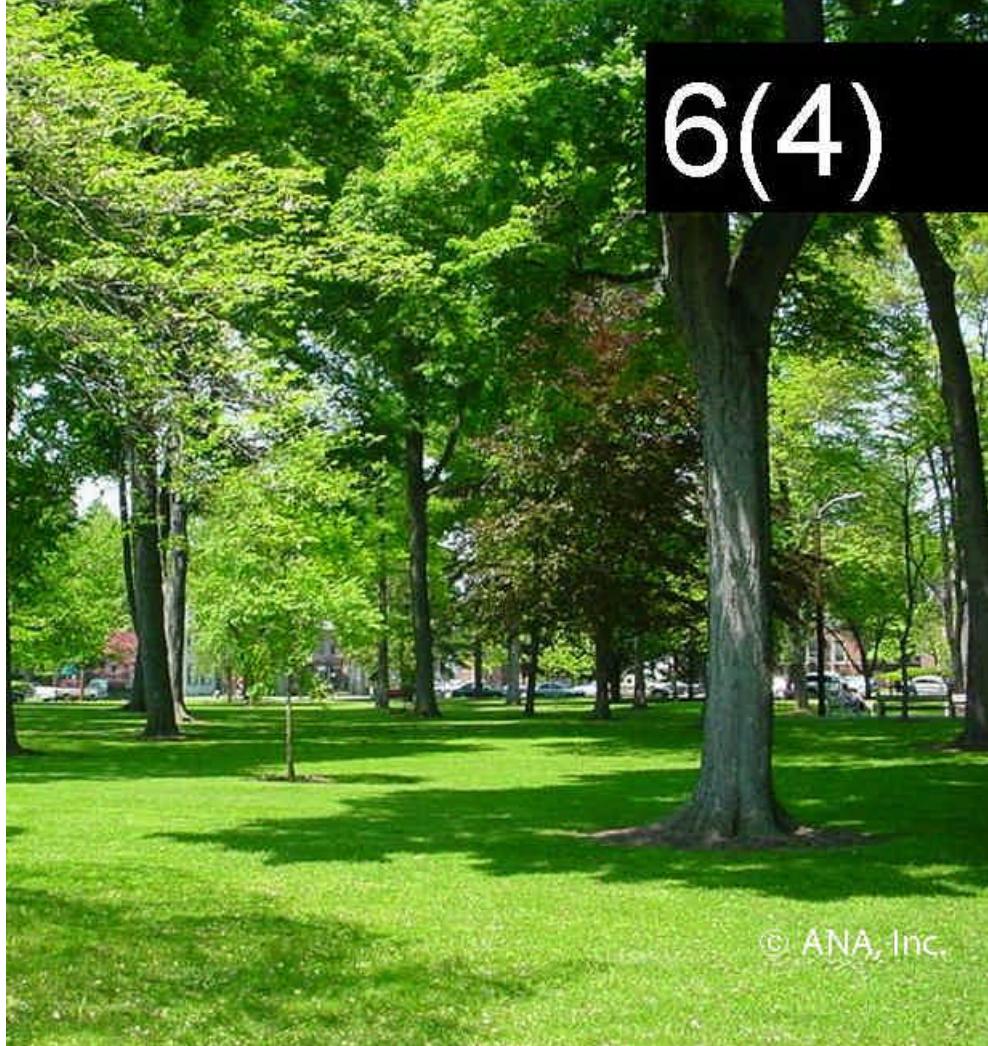
Parks & Open Space

Integrating the natural environment into new development is critical for improved life quality

VPS Results



7(4)



6(4)

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Mobility Options

VPS Results



6(4)



6(4)



6(4)

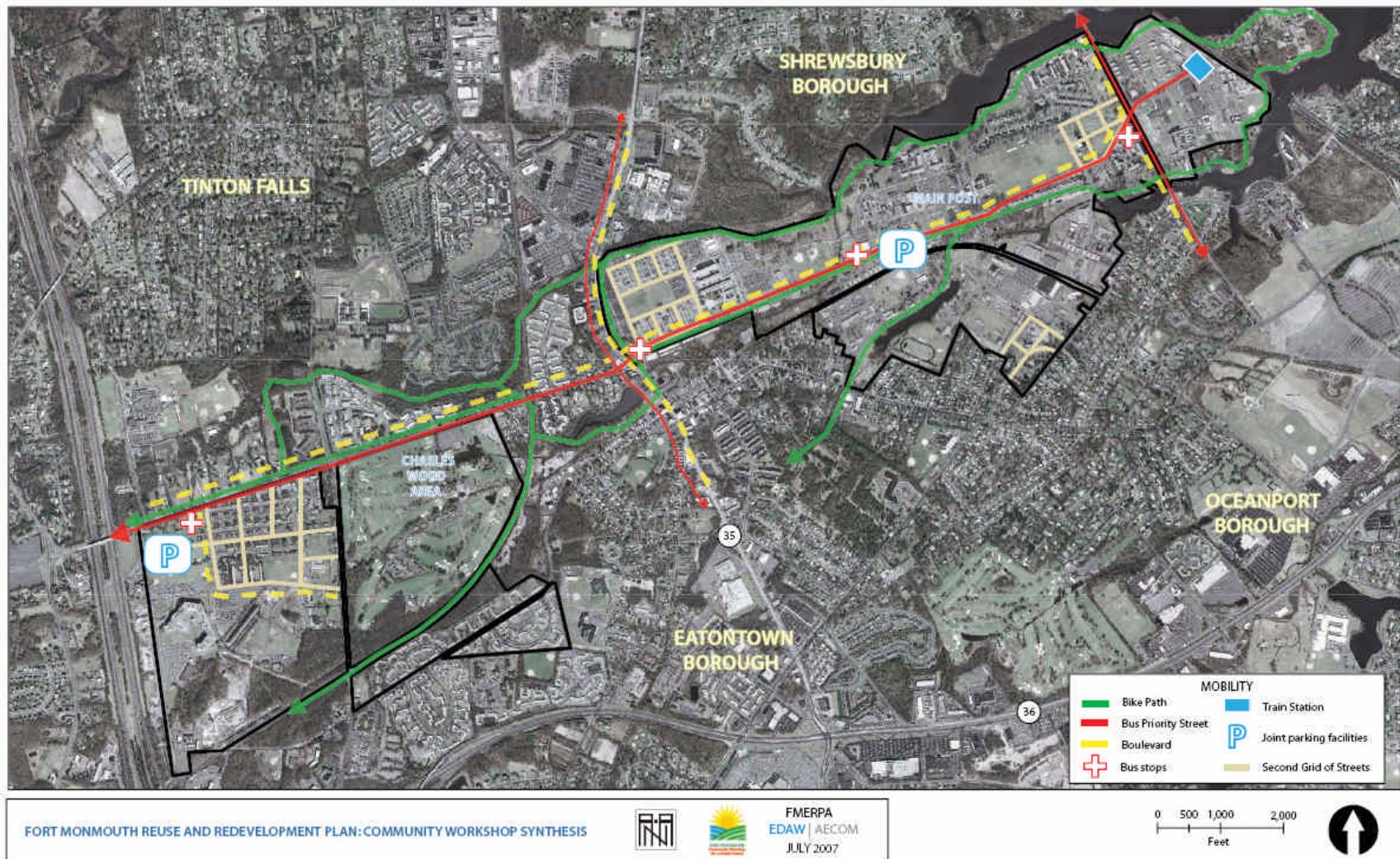


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Vision Translation

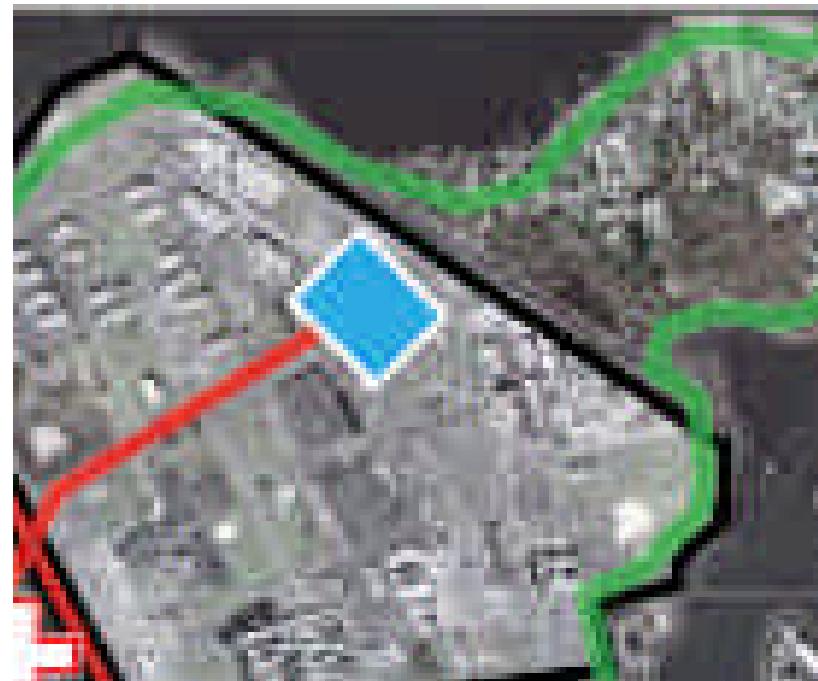




Survey Question 4

Please Take a moment to answer:

*Would the creation of a new **Train Station** best meet the needs of the surrounding communities?*

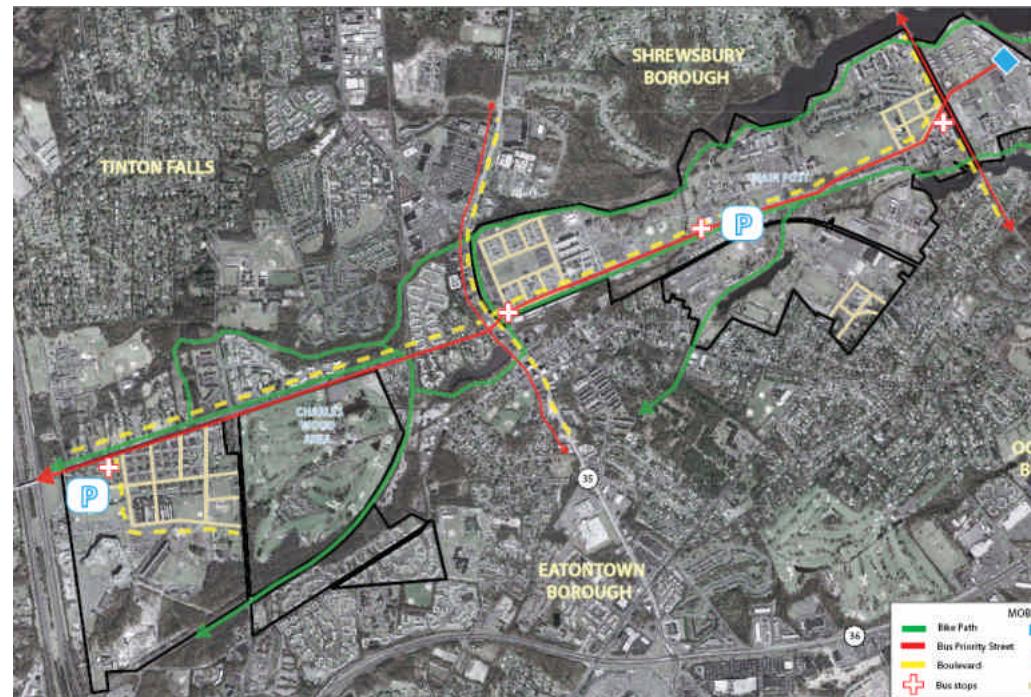




Survey Question 5

Please Take a moment to answer:

*Will the proposed network of **Secondary Streets**,
Bus Priority Streets, and **Bus Stops** provide the
best opportunity for public mass transit?*

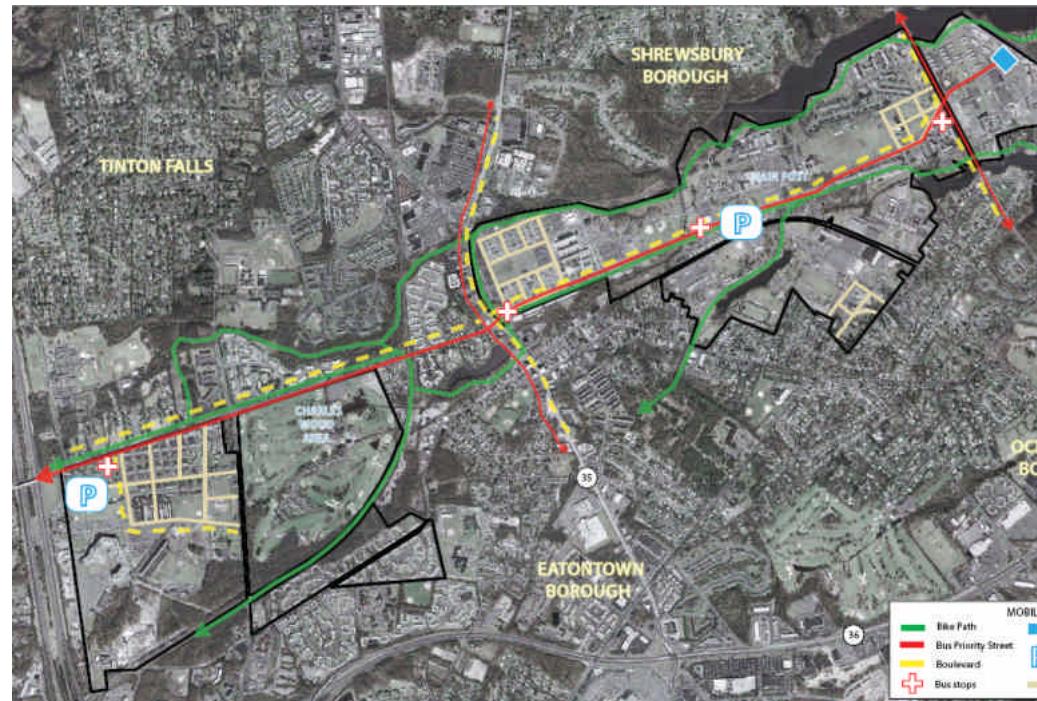




Survey Question 6

Please Take a moment to answer:

*Are the proposed network of **bicycle paths** well integrated into the community and mass transit nodes?*





Survey Question 7

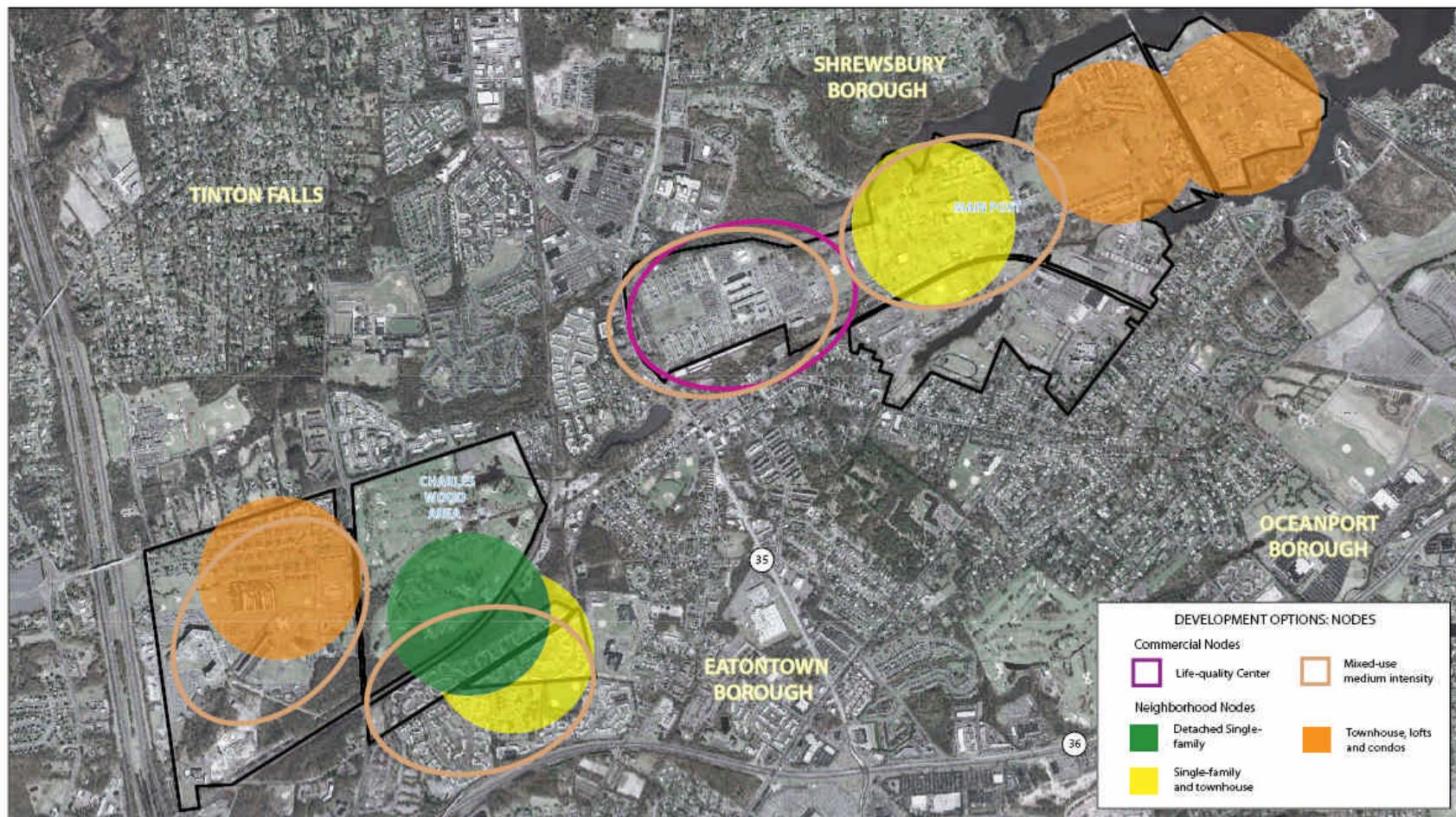
Please Take a moment to answer:

Are *parking facilities* sufficiently distributed and located throughout the community?





Commercial and Residential Nodes



FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN: COMMUNITY WORKSHOP SYNTHESIS



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0 500 1,000 2,000
Feet





Commercial Nodes

Vision Translation

Mixed use – Medium Intensity BROWN marker

4 locations





Commercial
Nodes

Vision Translation

Life Quality Center

PURPLE marker

1 location





Commercial Nodes

Survey Question 8

*Please Take a moment to
answer:*

**The ‘Main Post’ should be a
mixed-use, medium
intensity?**



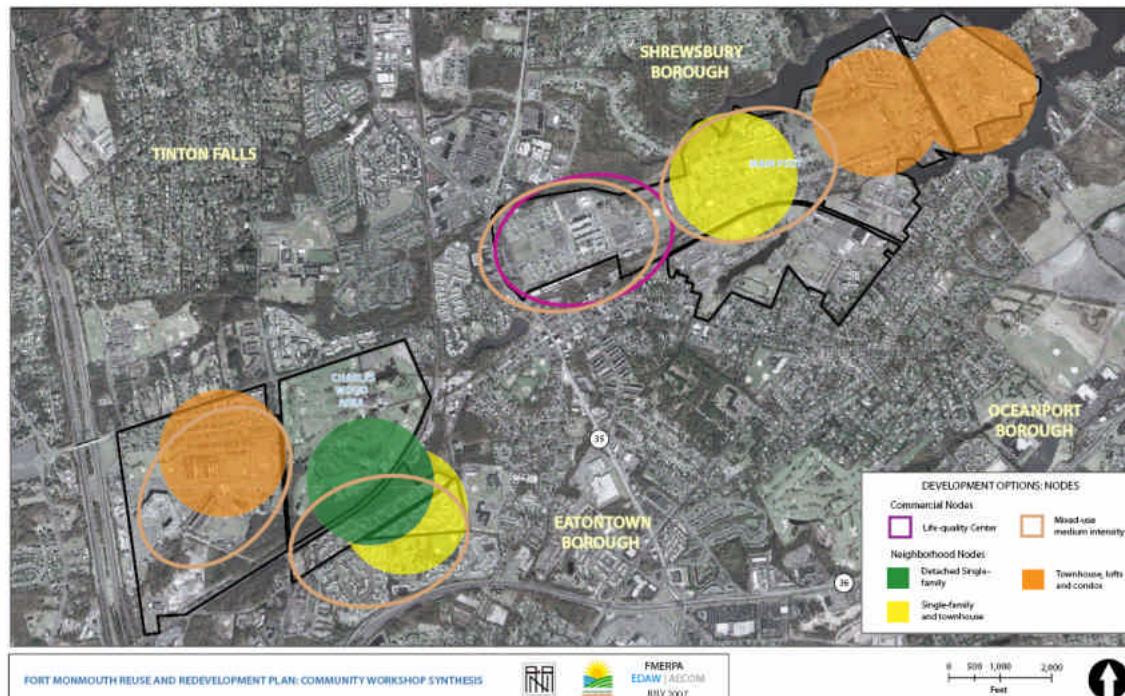


Commercial Nodes

Survey Question 10

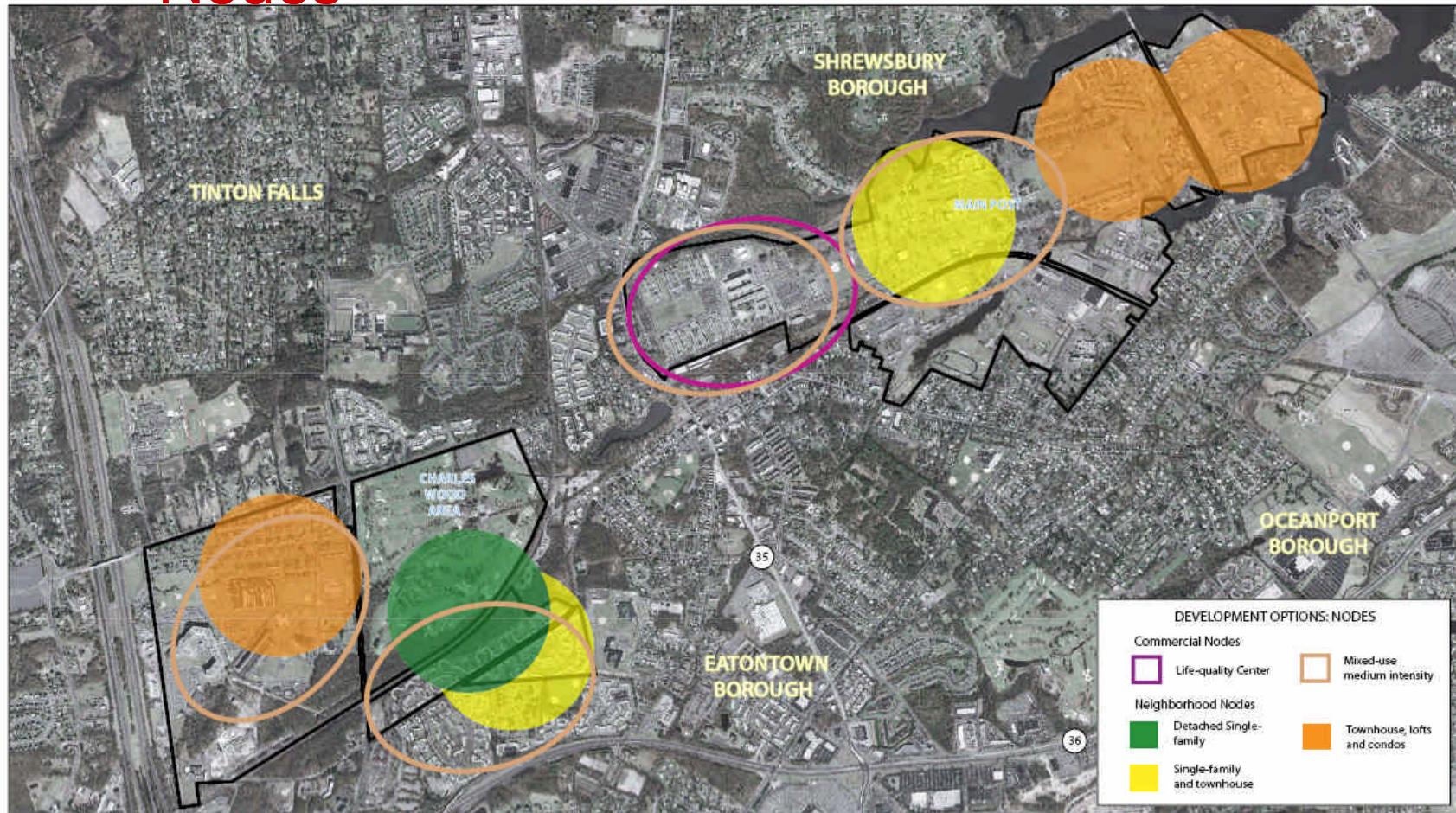
Please Take a moment to answer:

Are *Commercial Nodes* appropriately located in the Redevelopment Area?





Commercial and Residential Nodes





Residential Nodes *Vision Translation*

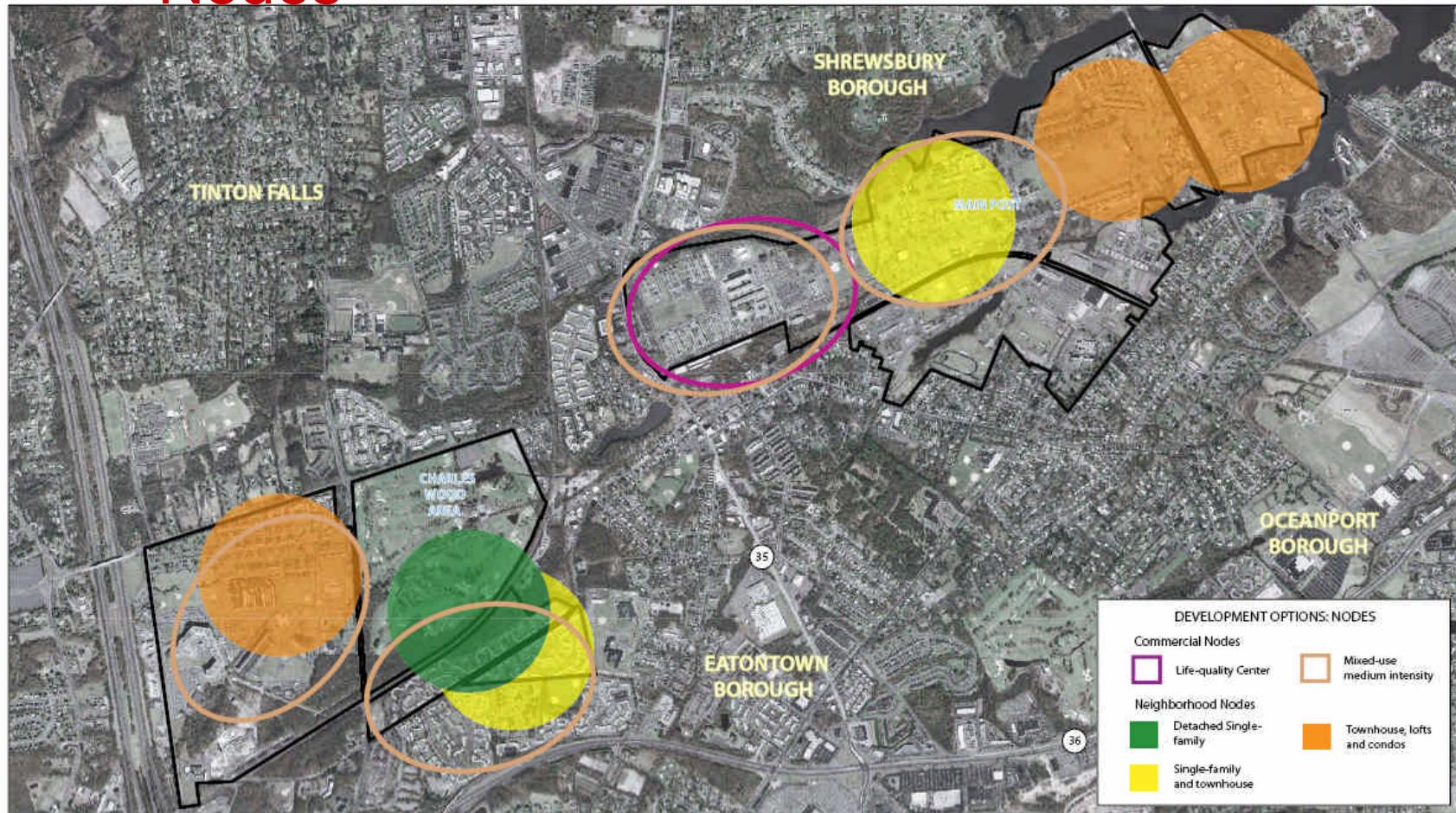
All Detached Single Family

Green marker
1 location





Commercial and Residential Nodes





Residential Nodes *Vision Translation*



Some Single Family and Townhouse

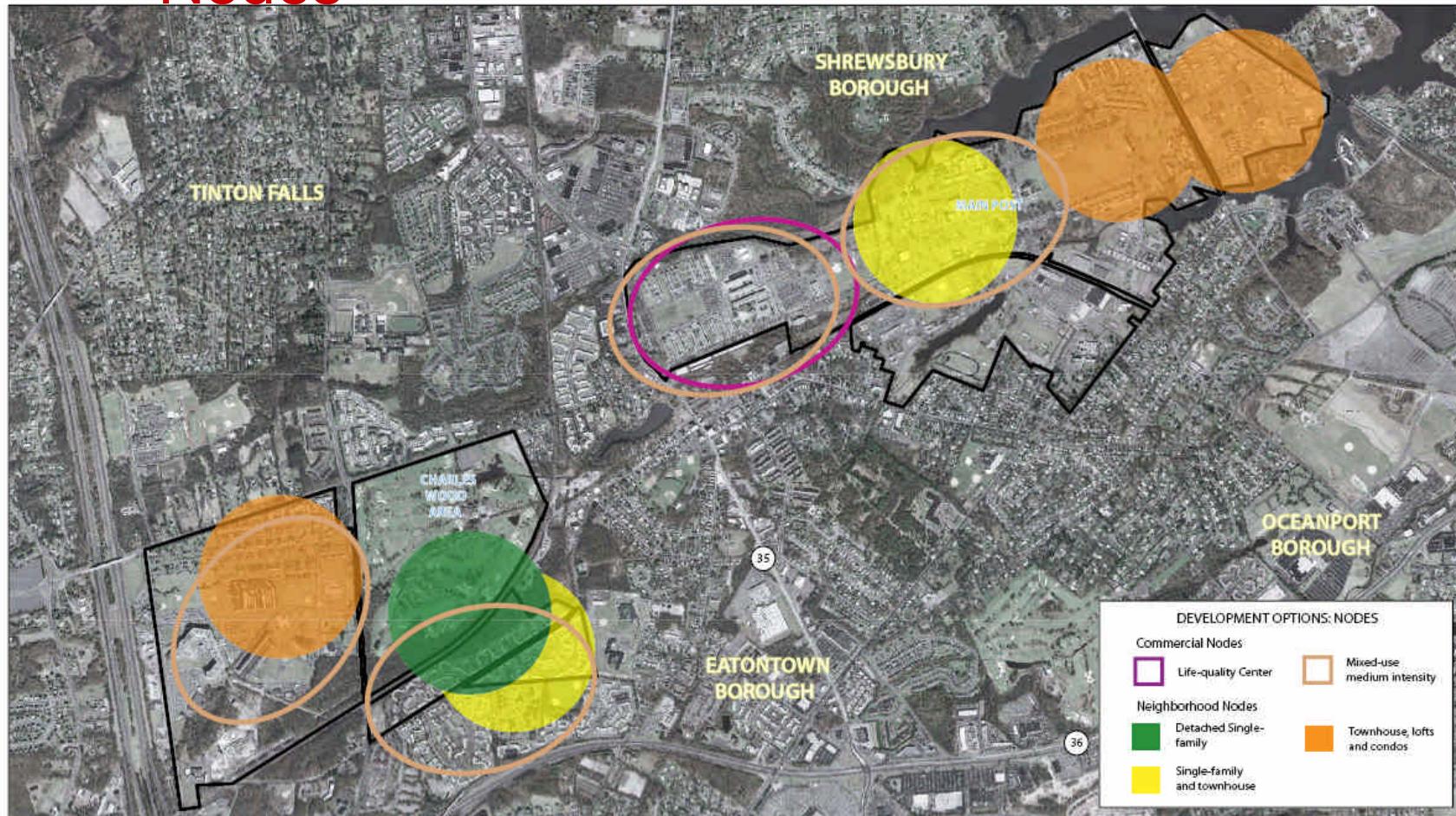
Yellow marker

2 locations

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Commercial and Residential Nodes





Residential Nodes *Vision Translation*

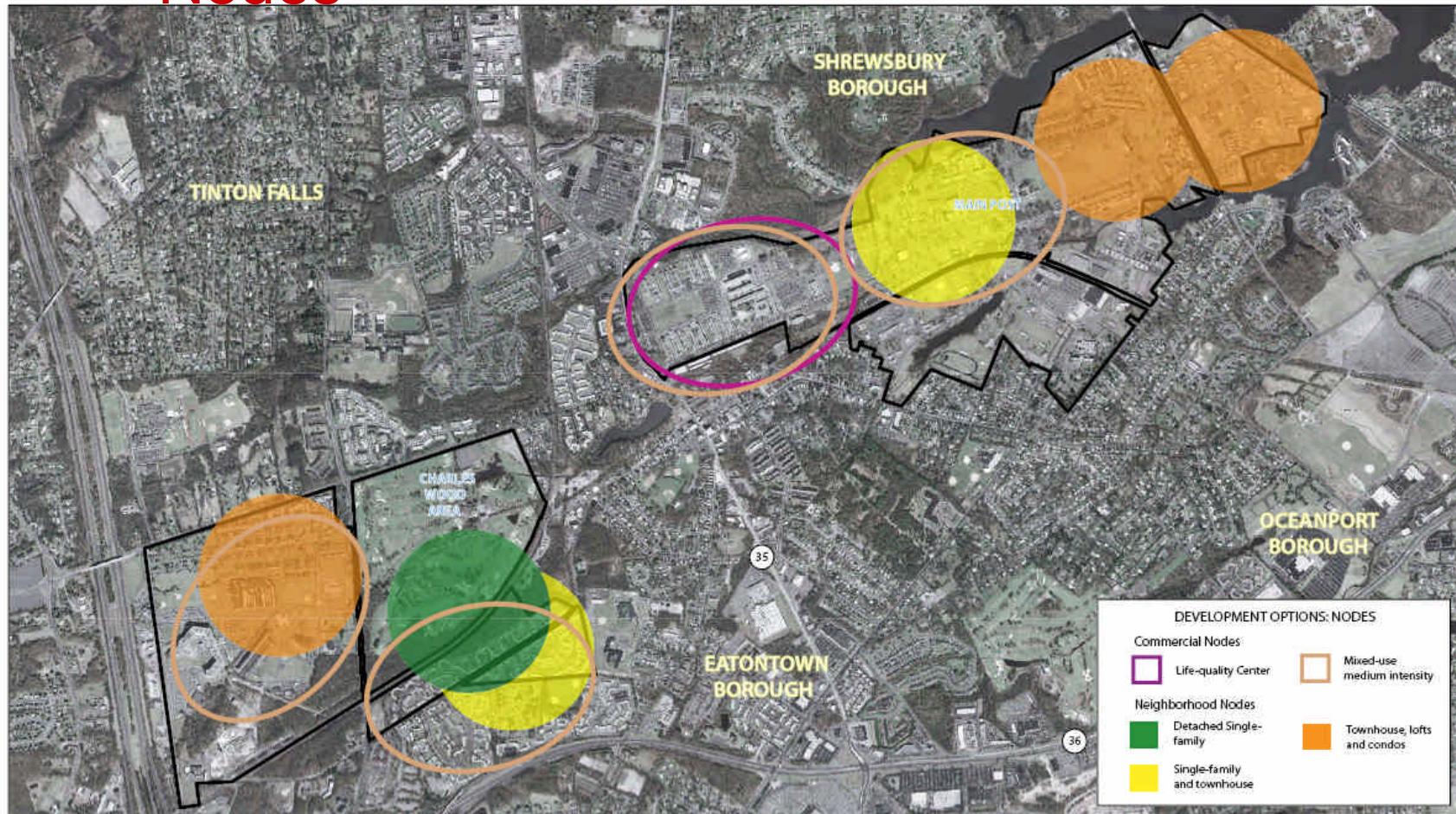
Townhouses, Lofts/Condos



Orange marker
3 locations

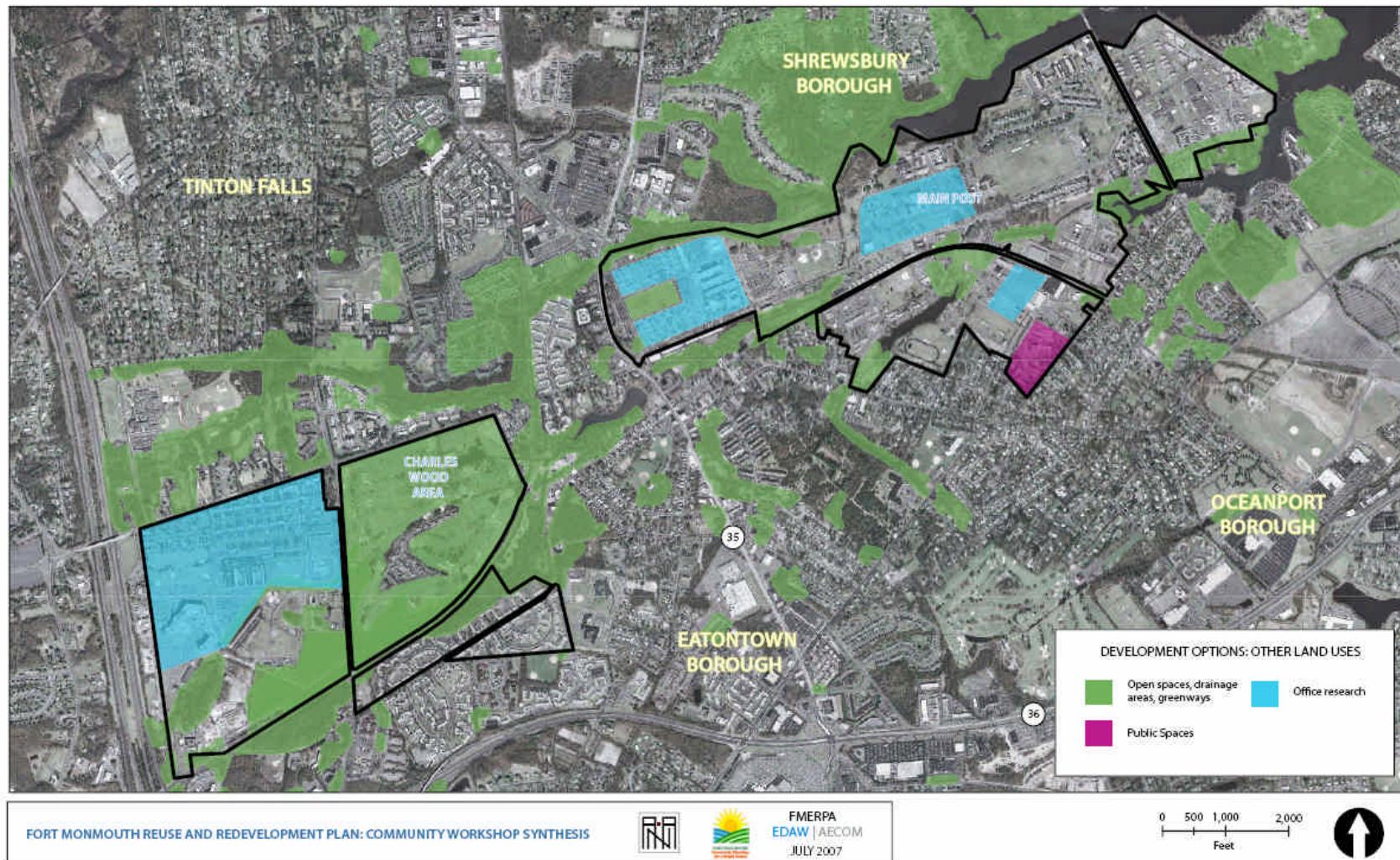


Commercial and Residential Nodes





Vision Translation





3(4)



4(4)

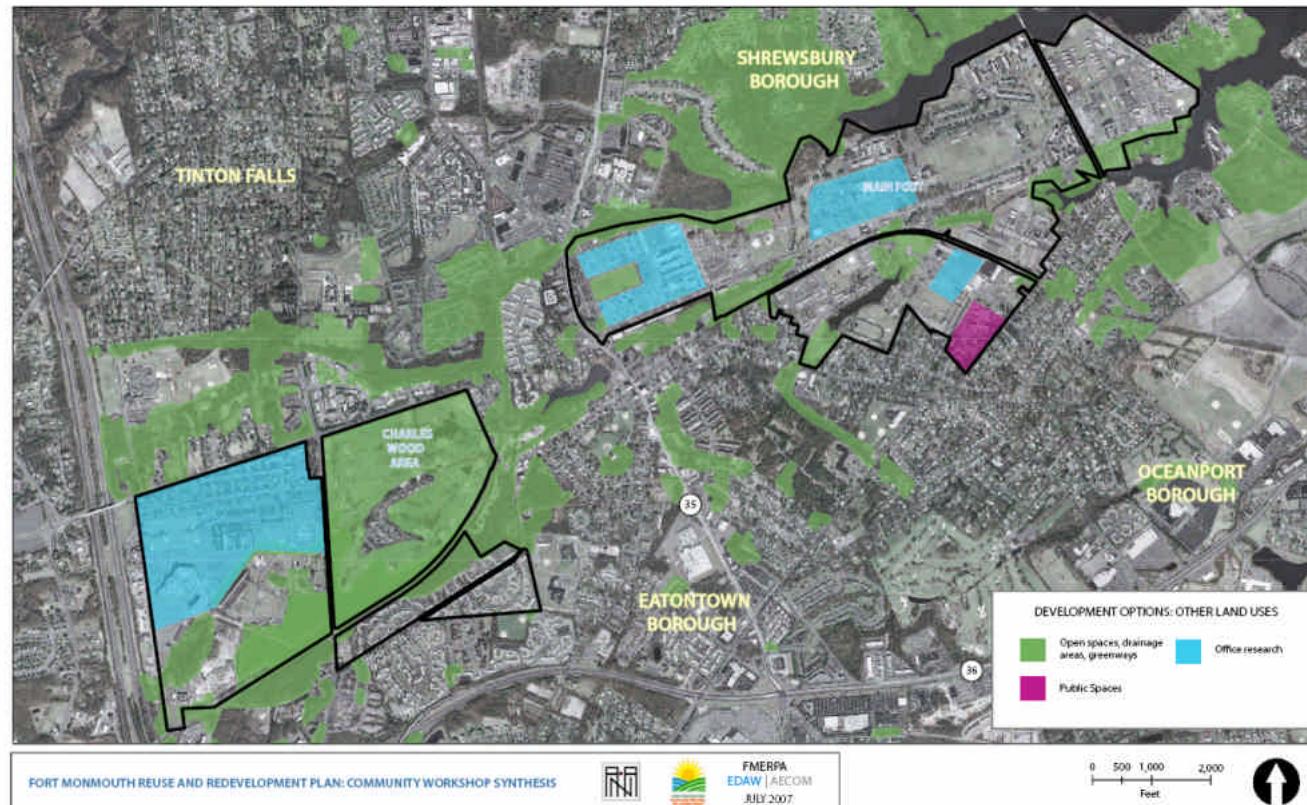
Integrate offices, laboratories, high tech
spaces in the overall plan and nodes



Survey Question 9

Please Take a moment to answer:

Should *Historic Green Spaces* be preserved?





Survey Question 11

Please Take a moment to answer:

*How satisfied are you with the **Overall Development Strategy** from the visioning workshops?*



Survey Question 12

Please Take a moment to answer:

*Do you have any **other questions** or
concerns?*